0439236

IDENTIF. & REFERENCE

39-B
File #98-1261

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

98 MAY 18 PM 1:04

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 10935 PG 984

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ben H. McCarty, and wife, Karen R. McCarty**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Eric Skinner, and Carol H. Skinner, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

TRACT ONE: Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Lone Oak Heights, as of record in Book 1424, Page 2, Register's Office for said County. Said Lot No. 17 fronts 95.8 feet on the southerly side of Glendale Lane and runs back between lines 248.4 feet on the westerly line and 225.7 feet on the easterly line, to a dead line, measuring 150 feet thereon.

TRACT TWO: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly part of Lot No. 16 on the Map of Lone Oak Heights, as of record in Book 1424, Page 2, Register's Office for said County, and described according to a copy of a survey thereof, made by James A. Hamilton, Jr., May 30, 1949, as follows:

Beginning at a concrete monument in the southwesterly margin of Lone Oak Road, at the corner of Lots Nos. 16 and 17; thence with the line between said lots, southwesterly 248.4 feet to a point; thence northwesterly 40.5 feet to a point; thence northeasterly 253.83 feet to an iron pin in the southwesterly margin of Lone Oak Road; thence with the margin of the same, southeasterly 40.1 feet to the point of beginning.

Being the same property conveyed to Ben H. McCarty and wife, Karen R. McCarty by deed from C.R. Nixon and wife, Ophelia Nixon of record in Book 8985, Page 509, corrected in Book 9879, Page 302, rerecorded in Book 9927, Page 589, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 4413 Lone Oak Road, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 15th day of May, 1998

Ben H. McCarty

Karen R. McCarty (By Ben H. McCarty Atty in fact)

BOOK 10935 PG 985

State of Tennessee)
County of Davidson)

On this the 15th day of May, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Ben H. McCarty and Karen R. McCarty**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-23-98

TAMI A. BOSCHEE NOTARY PUBLIC AT LARGE DAVIDSON TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$185,000.00**.

Affiant

Sworn and subscribed before me on this the 15th day of May, 1998.

Notary Public

My Commission Expires: 5/23/98

TAMI A. BOSCHEE NOTARY PUBLIC AT LARGE DAVIDSON TENN.

8703 05/18 01 03CHECK

NEW OWNER:
William Eric Skinner
4413 Lone Oak Road
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
First Union Mortgage
1100 Corporate Center Dr.
Raleigh, NC 27607-5066

TAX MAP-PARCEL #:
131-7-80

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10935 PG 986

CD - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 185000.00
CON TX 684.50
PRFEE 1.00
WDEED 8.00
TOTAL 693.50
CHECK 693.50

05/18/98 01 13:15 0001 8703

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0439236
IDENTIF. ↑ REFERENCE

98 MAY 18 PM 1:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1294694