After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

Instr:200003030021382 Page: 1 OF 3
REC'D FOR REC 03/03/2000 12:55:16PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $424.39

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Donnie H. Sunmer and wife, Martha A. Sumner** (hereinafter referred to as "Grantors") have this day bargained and sold and does hereby transfer and convey unto **Michael J. Sklarz** (hereinafter referred to as "Grantees")their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, his/her/their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 29 day of February, 2000.

Donnie H. Sumner

Martha A. Sumner

Martha A. Sumner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Donnie H. Sumner and wife, Martha A. Sumner**, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed for the purposes therein contained.

Witness my hand and official seal this 29 day of February, 2000.

Grant B. Stockton
Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-26-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $114,700.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19 day of January, 2000.

Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

THIS INSTRUMENT PREPARED BY:

Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

MAP AND PARCEL NUMBERS: Map 96 Group 15 Parcel 78.00

ADDRESS NEW OWNER:
Michael J. Sklarz
3103 Laurel Forest Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Same

EXHIBIT A

Land in Davidson County, Tennessee, being Lot no. 87, Hickory Bend Subdivision, Section 3, of record in Book 3600, Page 42, Register's Office for Davidson County, Tennessee

Said Lot no. 82 fronts 68 feet along the southeasterly side of Laurel Forest Drive and runs back 174.1 feet on the northeasterly line and 134.3 feet on the southwesterly line to a broken line of two segments at the rear, measuring 147.2 feet total thereon.

Being the same property conveyed to Donnie H. Sumner and wife, Martha A. Sumner by Deed from Metropolitan Nashville Airport Authority, dated December 21, 1994 and recorded January 23, 1995 in Book 9576, Page 404, Register's Office for Davidson County, Tennessee.