PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *wilkinsandivey@bellsouth.net*
W & I Ref: (gj) Title No: 42168
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/11/01 08:23 2pgs
Fees:11.00 Taxes:447.33
20010511-0048877

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Shana Glasgow Biddle Michael Jake Biddle 5940 Colchester Drive Hermitage, TN 37076	Irwin Mortgage Corporation 400 Interstate N. Pkwy, St. 580 Atlanta, GA 30339-5030

TAX MAP-PARCEL NUMBERS: 87-5-A-61

WARRANTY DEED

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 **Timothy Skaggs and wife, Paula Skaggs,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Shana Glasgow Biddle and spouse, Michael Jake Biddle _____, 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:**

LAND in Davidson County, Tennessee, being Lot No. 114 on the Plan of Farmington Woods, Phase II, Section 1, as of record in Plat Book 7900, page 306, Register' Office for Davidson County, Tennessee, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Timothy Skaggs and wife, Paula Skaggs by deed from Vincent J. Underwood and wife, Tammy B. Underwood of record in Book 11238, page 414, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 306, said Register's Office, which Plan shows the minimum setback line shown as a designated building envelope; The Declaration of Covenants, Conditions and Restrictions of record in Book 8238, page 176, Book 8351, page 533, Book 8423, page 784, Book 8424, page 426, Book 8447, page 635, Book 8702, page 528, Book 9006, page 409, Book 9006, page 414, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This is improved property, known as: 5940 Colchester Drive, Hermitage, TN 37076

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF on 2/9 ,20 01 .

Timothy Skaggs

Paula Skaggs

State of TN
County of Davidson

On February 9 ,2001 , before me the undersigned authority, personally appeared Timothy Skaggs and Paula Skaggs, 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

STEVIE E JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires: 1-31-04

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 120,900.00

Shana Glasgow Biddle
Affiant

Sworn and subscribed before me on May 8 ,20 01

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004