P304 34

RECORD & RETURN TO:

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/06/02 09:01 2pgs
Fees:13.00 Taxes:366.30
20020306-0027794

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF February, 2002.

NOTARY PUBLIC

My Commission expires: 1-18-05

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #17988sp

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
109 Paddlewheel Court Nashville, TN 37214	Same	62-2-A-158.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Dan A. Skinner and wife, Suzanne B. Skinner, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Aida E. Rodas, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 158, on the Plan of River Trace Estates, Phase I, Section II, as of record in Book 6900, pages 158 and 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dan A. Skinner and wife, Suzzane B. Skinner, by deed John C. Drennan and wife, Paula S. Drennan, of record in Book 8339, page 997, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2001 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 6900, pages 158 and 159, Register's Office for Davidson County, Tennessee;
4. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restriction for River Trace Estates, of record in Book 6851, page 370, as amended in Book 6982, page 747, and the By-Laws appended thereto, of record in Book 6851, page 390, Register's Office for Davidson County, Tennessee; and
5. Charter of River Trace Homeowners Association, Inc., of record in Book 6851, page 363, Register's Office for Davidson County, Tennessee; and
6. Transmission Line Easement granted to the United States of America of record in Book 1163, page 341, Register's Office for Davidson County, Tennessee; and

7. Flowage Easement of record in Book 2022, page 83, and easement of record in book 3959, page 591, Register's Office for Davidson County, Tennessee;
8. Deeds of Conveyance of record in Book 7097, apge 140 and Book 7097, page 149, Register's Office for Davidson County, Tennessee; and
9. Assignment of Agreement to Construct Sewerage Facilities, of record in Book 7097, page 135, Register's Office for Davidson County, Tennessee; and
10. Subject to the rights of others in and to the common areas; and
11. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 109 Paddlewheel Court, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 27th day of February , 2002.

Dan A. Skinner

Suzanne B. Skinner by Dan A. Skinner ATTY in FACT

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

On February 27, 2002, before me personally appeared Dan A. Skinner 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 that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 27th day of February, 2002.

my commission expires: 1-18-05

NOTARY PUBLIC

LEUN SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD CO TENN

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dan A. Skinner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Suzanne B. Skinner as her Attorney-in-Fact, as the free act and deed of the within named Suzanne B. Skinner. Witness my hand and official seal at Nashville, Davidson County, Tennessee this 27th day of February, 2002.

my commission expires: 1-18-05

NOTARY PUBLIC

LEUN SHARBER NOTARY PUBLIC RUTHERFORD CO TENN