THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21736-09-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $329,000.00. Affiant Subscribed and sworn to before me, this 12th day of September, 2003 Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Mr. and Mrs. Jonathan M. Skeeters 814 Lynnwood Blvd. Nashville, TN 37205	**Send Tax Bills To:** Wells Fargo Home Mortgage, Inc. P.O. Box 6502 Springfield, OH 45501-6502	**Tax Information:** Map No.130.11 Parcel No. 047.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas A. Tunnicliffe and wife, Laura G. Tunnicliffe**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan M. Skeeters and wife, Kristina R. Skeeters** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 814 Lynnwood Blvd., Nashville, TN, 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this September 12, 2003.

Thomas A. Tunnicliffe

Laura G. Tunnicliffe

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Thomas A. Tunnicliffe and Laura G. Tunnicliffe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 09/18/03 14:51 2pgs
Fees:13.00 Taxes:1217.30
20030918-0138451

EXHIBIT "A"

Land in the 7th, formerly the 11th Civil District of said County, being Lot No. 17 of Block "A" on the unrecorded subdivision of Tyne Meade, Section No. 2, described according to a survey made by Z.J. Wilkinson, Surveyor, as follows:

Beginning on the easterly margin of Lynwood Boulevard at the corner of Lots Nos. 17 and 18, said point being 700 feet north of the northerly margin of Forsythe Place; thence with said Boulevard, northwardly 100 feet to the corner of Lots Nos. 16 and 17; thence with the line between said two lots, eastwardly 250 feet; thence at right angles, southwardly 100 feet to the corner of Lots Nos. 17 and 18; thence with the line between said two lots, westwardly 250 feet to the beginning.

Being the same property conveyed to Laura G. Tunnicliffe and husband, Thomas A. Tunnicliffe by deed dated June 28, 1996 from Willie Horstman, unmarried of record in Book 10110, page 581, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties; 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.