WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 2004

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Scott (NAME)	SAME (NAME)	MAP 019-13
117 Depot St. (ADDRESS)	(ADDRESS)	PARCEL 016
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert Skimmeyhorn and wife, Novie Skimmeyhorn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Scott, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, described as follows:
Beginning at a point being the northwest corner of a tract of land owned by Gibson Boat Company and being 114.5 feet west of the southwest corner of the intersection of Church Street and Depot Street, and being the northeast corner of this tract; thence, with the westerly line of Gibson Boat Company 139.0 feet to a corner post; thence, with a fence and the northerly line of Gibson Boat Company 60.00 feet to a corner post; thence, northerly 137.4 feet to a point in the northwest corner of this tract and the southerly right of way of Depot Street; thence, with the southerly right of way of Depot Street 60.00 feet to the point of beginning, according to an unrecorded survey dated January 7, 2004, by Cantrell, and Kemp Surveyors, RLS #1638, whose office is located at 103 W. Harbor, Hendersonville, TN. 37075

BEING the same property conveyed to Robert Skimmeyhorn and wife, Novie Skimmeyhorn by Deed from N.R. Carson and S. D. McDonald, Trustees of Goodlettsville Pentecostal Church, dated July 7, 1973, of record in Book 4726, page 13, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 01/15/04 13:42 2pgs
Fees:13.00 Taxes:166.50

20040115-0006374

unimproved ( )
This is improved (X) property, known as 117 Depot Street, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 hand S this 14th day of January, 2004

Robert Skimmeyhorn
Robert Skimmeyhorn

Novie Skimmeyhorn
Novie Skimmeyhorn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, NOTARY PUBLIC AT LARGE the undersigned, a Notary Public in and for said County and State, the within named Robert Skimmeyhorn and wife, Novie Skimmeyhorn

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of January, 2004.

Commission expires My Commission Expires NOV. 24, 2007

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public