This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
1040144

Davidson County DEEDWARR
Recvd: 06/01/04 15:41 3pgs
Fees:18.00 Taxes:314.50
20040601-0064060

Send Tax Bills To:
NEW OWNER

Mark M. Warner
New Owner is:
1200 Plymouth Drive
Nashville, TN 37216

MAP: 61-12
PARCEL: 131.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Robert J. Skillen, an unmarried person** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Mark M. Warner** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 49 on the Plan of Eastdale Place, as of record in Book 547, pages 29 and 30, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Riverwood Drive, at a point 144.5 feet west of the line between Lot Nos. 49 and 50; thence N 36 deg. 24' 20" E 22.32 feet to a point; thence N 26 deg. 06' E 94.77 feet to a point in the southerly margin of Plymouth Avenue; thence with the southerly margin of said Avenue, southwestwardly 179.6 feet to the beginning of a curve; thence with said curve in a southwestwardly and southeastwardly direction, 35 feet, more or less, to a point in the northerly margin of Riverwood Drive; thence with the northerly margin of Riverwood Drive eastwardly 140 feet to the point of beginning.

~~Being the same property conveyed to Mark M. Warner from Robert J. Skillen, an unmarried person, by Warranty Deed dated _____, and recorded _____ at Instrument No. _____, Register's Office for Davidson County.~~

Being the same property conveyed to Robert J. Skillen, an unmarried person, from Donald R. Jones and LaVerna I. Jones, unmarried by Warranty Deed dated September 18, 1997 and recorded September 29, 1997 in Book 10624, Page 991, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Plat Book 547, Pages 29 and 30, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the

current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 21st day of May, 2004.

GRANTOR:

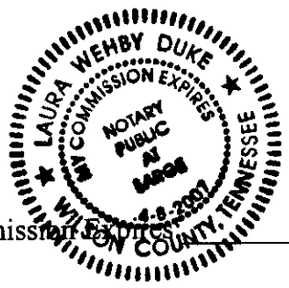
Robert J. Skillen,

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Robert J. Skillen, an unmarried person** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 21st day of May, 2004.



Laura Wehby Duke
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Angela Smith
Affiant

SWORN TO and subscribed before me this 21st day of May, 2004.

Laura Wehby Duke
NOTARY PUBLIC

My commission expires:

