File #200430134

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Skinner, Trustee of the Skinner Family Trust	Same	Map: 180-3-A-25.00
(NAME)	(NAME)	
312 Stone Heath Court		Parcel:
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CHARLES P. HOLMES, MARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **JOHN SKINNER, TRUSTEE OF THE SKINNER FAMILY TRUST, DECEDENT'S TRUST, SEPARATE TRUST ESTATE 2,** hereinafter called the GRANTEE, his 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, being all of Lot No. 132, on the Plan of Section 1C, Stone Creek Park, as shown by plat appearing of record in Plat Book 9700, Pages 469 and 470, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Charles P. Holmes and wife, Tammy L. Holmes by Warranty Deed dated May 22, 1998 of record in Book 10944, Page 366, and being further conveyed to Charles P. Holmes by Quitclaim Deed dated February 27, 2003 of record in Instrument No. 20030307-0030689, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 10324, Page 365, as amended in Instrument No. 20010719-0076875 and as supplemented in Instrument No. 20020722-0087705; By-Laws of record in Book 10324, Page 405; Charter of Stone Creek Park Homeowners' Association of record in Book 10324, Page 358; Easement for water mains of record in Book 6218, Page 199; Water Use Agreement of record in Book 6068, Page 119; Easement for Encroachment of record in Book 10487, Page 632; Easement Agreement of record in Book 10716, Page 596; Subject to PUD Boundary Plat of record in Book 9700, Page 266; all matters shown on plat of record in Plat Book 9700, Pages 469 and 470; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Carol M. Holmes, spouse of Charles P. Holmes, hereby joins in this conveyance and conveys any and all interest that she may have in said property, including but not limited to the marital interest, to the Grantee(s).

Unimproved ( )
This is improved (X) property, known as 312 Stone Heath Court, Nashville, TN 37211
(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 GRANTEE, his heirs and assigns forever; and Grantor covenants with the said GRANTEE that he is 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my hand this 16th day of June, 2004.

Charles P. Holmes

Charles P. Holmes

Carol M. Holmes

Carol M. Holmes

Davidson County DEEDWARR
Recvd: 06/18/04 14:43 2pgs
Fees:13.00 Taxes:1110.00

20040618-0072619

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Williamson

Before me, the undersigned Notary Public, personally appeared Charles P. Holmes and Carol M. Holmes who ~~is~~ are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he~~ they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of June, 2004.

Carol R Rivers

Notary Public

My Commission Expires: 11/30/04

(SEAL)

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

~~Mail After Recording To:~~

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167