This Instrument Prepared By:
**Bottorff, Kavin & Cook, PLC**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

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

ADDRESS NEW OWNER:
**Kathryn G. Skinner**
**2009 Beechwood Avenue**
**Nashville, Tennessee**

SEND TAX BILL TO:
**Owner**

Davidson County DEEDWARR
Recvd: 06/18/04 14:44 3pgs
Fees:18.00 Taxes:878.75
20040618-0072622

MORTGAGEE:

**None**

MAP **104-15**
GROUP
PARCEL **435**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lois Harper Daugherty, and the Heirs of Oscar Gene Harper, deceased, namely, Ruth Johnson Harper, individually and as Administratrix of the Estate of Oscar Gene Harper, deceased, Robert Bryan Harper and Mark Wray Harper** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Kathryn G. Skinner**, hereinafter called the "GRANTEE", her 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 Lot No. 14 on the Plan of the Subdivision of The Estate of Daniel McIntyre, Sr., deceased, as of record in Plan Book 3, page 30, Chancery Court for said County.

Said Lot No. 14 fronts 60 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 150 feet to the line of the Re-subdivision of T.W. Crutcher & Company's Subdivision of the Hostettler Property, of record in Book 843, page 71, Register's Office, Davidson County, Tennessee.

Being the same property devised to Lois Harper Daugherty and Oscar Gene Harper, deceased, as tenants in common, by the Last Will and Testament of Shirley Wray Harper, deceased, of record in Book 5611, page 445, Register's Office for Davidson County, Tennessee. The said Oscar Gene Harper having since died and his interest in and to said property having been inherited by Ruth Johnson Harper, Robert Bryan Harper, and Mark Wray harper as set forth in an Affidavit of Heirship being recorded simultaneously herewith as Instrument No. *, said Register's Office.

*20040618-0072621

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 2009 Beechwood Avenue, Nashville, Tennessee.

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", her heirs and assigns , forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "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 "GRANTEE", and her 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 the 16th day of June, 2004.

Lois Harper Daugherty

Ruth Johnson Harper

Ruth Johnson Harper, Administratrix

Robert Bryan Harper, by Mark Wray Harper as Attorney in fact

Mark Wray Harper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lois Harper Daugherty, and Ruth Johnson Harper, individually and as Administratrix of the Estate of Oscar Gene Harper, deceased,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

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

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mark Wray Harper,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained and he further acknowledged that he is the attorney in fact for **Robert Bryan Harper**, a bargainor, and that as said attorney in fact he executed the within Warranty Deed by signing the name of **Robert Bryan Harper** as his free act and deed.
The actual value or consideration, whichever is greater, for this transfer is $237,500.00.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $237,500.00

AFFIANT

Subscribed and sworn to before me on this 16th day
of June, 2004.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

