Davidson County DEEDWARR
Recvd: 07/19/05 12:26 2 pgs
Fees:13.00 Taxes:1068.93

20050719-0083764

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jennifer Biscan	New Owner	Map 160-11-A
5506 Hearthstone Lane		Parcel 91.00 CO
Brentwood, TN 37027		12325 2 n

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Roy Skinner and wife, Nathleene Skinner** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Jennifer Biscan, an unmarried person,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 91, on the Plat of Hemmingwood, Phase II, III and IV, of record in Plat Book 6900, pages 6,7,and 8, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Roy Skinner and wife, Nathleene Skinner by Warranty Deed from James H. Finley, Jr. And wife, Kimberly Grove Finley of record in Instrument No. 20000727-0074294, said Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This description is the same as was used in the last deed of record.
This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. All matters of record in Plat Book 6900, pages 6,7, and 8, said Register's Office.
3. Restrictive Covenants of record in Book 6730, page 329, Book 6892, page 540, Book 6925, page 268, Book 6948, page 268, and Book 7269, page 387, said Register's Office.
4. Charter of record in Book 6704, page 373, amended in Book 6936, page 894, said Register's Office.
5. Easement of record in Book 7597, pages 691, 695, 723 and 728, Register's Office.
6. Storm water detention agreement of record in Book 6728, page 673, said Register's Office.

This is improved property commonly known as 5506 Hearthstone Lane, Brentwood, TN 37027

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 288,900.00.

Jennifer Biscan
Affiant

Subscribed and sworn to before me this 12th day of July, 2005.

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of July, 2005.

Roy Skinner
Roy Skinner

Nathleene Skinner
Nathleene Skinner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Roy Skinner and wife, Nathleene Skinner**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 12 day of July, 2005.

Notary Public

BARBARA LEMRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07