This instrument prepared by:
Kyle Skelley
1814 Eastside Avenue
Nashville, Tennessee 37206

Davidson County DEEDWARR
Recvd: 09/06/05 09:49 3 pgs
Fees:17.00 Taxes:0.00

20050906-0106340

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Kyle and Gaynell Skelley	Kyle and Gaynell Skelley	
1814 Eastside Avenue	1814 Eastside Avenue	Map/Parcel: 94-02-121
Nashville, Tennessee 37206	Nashville, Tennessee 37206	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Kyle Skelley, a married man, who acquired title as an unmarried man, and joined by his spouse Gaynell Skelley has this day bargained and sold, and does hereby transfer and convey unto the said Kyle Skelley and Gaynell Skelley, husband and wife as joint tenants with right of survivorship and not as tenants in common, Grantees herein, their successors and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Kyle Skelley, unmarried by Deed from John W. Beals and Lucille G. Beals, husband and wife of record with Instrument No. 20030702 0091277, said Register's Office.

The express purpose of this conveyance is to Add Spouse to Title.

This is unimproved ( ) property known as 1814 Eastside Avenue, Nashville, Tennessee 37206
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 this 12th day of August, 2005, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kyle Skelley

Gaynell Skelley

ACKNOWLEDGMENT

STATE OF Tennessee)
COUNTY OF Davidson) ss

Personally appeared before me, RUSSELL H. EVANS, a Notary Public in and for said County and State, **Kyle Skelley** and **Gaynell Skelley** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, TN. this 12th day of August, A.D., 2005.

NOTARY STAMP/SEAL

Russell H. Evans
NOTARY PUBLIC
Notary Commission Expires: _____
My Commission Expires NOV. 22, 2008

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ 0

Subscribed and sworn to before me this the 12th day of August, 2005

(Affix Seal)

Affiant

Russell H. Evans
Notary Public

My Commission Expires: My Commission Expires NOV. 22, 2008

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED INST # 20030702. 0091277. ID# 94-02-121, BEING KNOWN AND DESIGNATED AS .

LAND IN DAVIDSONCOUNTY, TENESSEE, BEING ALL OF LOT NO. 141, ON THE PLAN OF UNITED ELECTRIC RAILWAY'S ADDITION TO EAST NASHVILLE AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 8, IN THE REGISTER'S OFFICE OF FOR DAVIDSON COUNTY TENESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SAID LOT NO 141 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF EAST SIDE, FORMERLY ASHWORTH, AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 150FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JOHN W. BEALS AND WIFE, LUCILLE G. BEALS BY DEED OF RECORD IN BOOK 2535, PAGE 224, OF SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY. TENNESSEE.

THE CAPTIONED PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS AND SETBACK LIINES THAT ARE APPLICABLE TOT HE ABOVE DESCRIBED PROPERTY AND OF RECORD; AND ALL ZONING AND SUBDIVISION RESTRICTIONS OF THE APPROPRIATE GOVERNMENTAL BODY.

BY FEE SIMPLE DEED FROM JOHN W. BEALS AND LUCILLE G. BEALS, HUSBAND AND WIFE AS SET FORTH IN INST # 20030702 0091277 DATED 06/23/2003 AND RECORDED 07/02/2003. DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.



When recorded mail to: **1053368**
Home Connects
100 Lakeside Drive, Horsham, PA 19044