THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 09/06/05 15:37 2 pgs
Fees:13.00 Taxes:423.65
20050906-0106852

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
JIMMY L. SKELTON VADA SKELTON 151 ELKMONT DRIVE NASHVILLE, TENNESSEE 37211	SAME	133-3-43

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Marvin Zelaya and Candelaria Benitez, both unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jimmy L. Skelton and Vada Skelton, husband and wife, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit;

Being Lot No. 98 the Map of Section One, Southland, as of record in Book 2003 Page 58, Register's Office for said County.

Being Lot No. 98 fronts 88.5 feet on the south side of Elkmont Drive and runs back between lines 111.6 feet on the east line and 118.5 feet on the west line to a dead line in the rear on which it measure 89.1 feet to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Marvin Zelaya and Candelaria Benitez, both single from John Allen McCormick, Executor of The Estate of Alfred E McCormick by deed dated 09/09/98 of record in Book 11109 Page 558, said Register's Office.

This is improved property known as: 151 Elkmont Drive, Nashville, Tennessee 37211.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 hands this 29th day of AUGUST, 2005.

MARVIN ZELAYA

CANDELARIA BENITEZ

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marvin Zelaya and Candelaria Benitez with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 29TH day of AUGUST, 2005.

NOTARY PUBLIC

My Commission Expires: MARY K. REED Notary Public, Sumner Co., TN My Comm. Expires Feb. 13, 2007

MARY K. REED NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $114,500.00.

Affiant

Subscribed and sworn to before me this 29TH day of AUGUST, 2005.

NOTARY PUBLIC

My Commission Expires:

MARY K. REED Notary Public, Sumner Co., TN My Comm. Expires Feb. 13, 2007

MARY K. REED NOTARY PUBLIC AT LARGE STATE OF TENNESSEE