After Recording Return To:
Millennium Title Agency, Inc.
214 Maryland Way, Suite 208
Brentwood, TN 37027
05TN0094

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Scott A. Skibba
115 South 13th Street
Nashville, Tennessee 37206

SEND TAX BILL TO:
Mortgagee

Davidson County DEEDWARR
Recvd: 10/31/05 11:07 2 pgs
Fees:13.00 Taxes:499.50
20051031-0131118

MORTGAGEE:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

MAP	**83-13**
GROUP	
PARCEL	**56.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert Lee IV, married* hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto Scott A. Skibba, unmarried and Judy Skibba Gibson, married hereinafter called the "GRANTEES", their 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. 4 on the Plan of on the Plan of Spring Park Subdivision, of record in Book 57, page 134, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Robert Lee IV by deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument no. 20040802-0092181, Register's Office for Davidson County, Tennessee.

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 2005 and subsequent years.

This is improved property known as 115 South 13th Street, Nashville, Tennessee 37206.

***Libbi McCullough, spouse of Robert Lee IV hereby joins in this conveyance to transfer all of her right, title, and interest in the subject property, marital or otherwise.**

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 does covenant 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, GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 our hands this the 28th day of October, 2005.

Robert Lee IV

Libbi McCullough

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Robert Lee IV and Libbi McCullough, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of October, 2005.

Rebecca T. Garland
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $135,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of October, 2005.

~~Rebecca T. Garland~~ Erinn K. Markham
NOTARY PUBLIC

My Commission Expires: ~~5/23/2009~~

ERINN K. MARKHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2008