Davidson County DEEDWARR
Recvd: 01/19/06 10:41 2 pgs
Fees:13.00 Taxes:193.88

20060119-0007148

WARRANTY DEED

B-TRA-05-5002

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$52,900.00~~ $2,400.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES: 4-29-06

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Eugene Nelson	Eugene Nelson (NAME)	
5002 Georgia Avenue	3701 Meadowbrook Ave (ADDRESS)	91-11-227.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DON RAY SKIPPER AND WIFE, SHARON MARIE SKIPPER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EUGENE NELSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:
TO-WIT:

BEING LOTS NO. 905 & 907 ON THE MAP OF PLAN NO. 1 OF WEST NASHVILLE, BLOCK 124, OF RECORD IN BOOK 57, PAGES 74 & 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DONALD RAY SKIPPER AND WIFE, SHARON MARIE SKIPPER BY WARRANTY DEED FROM D. LEWIS WHITE AND WIFE, MARILYN WHITE, RECORDED ON THE 7TH DAY OF NOVEMBER, 1985 IN DEED BOOK 6704, PAGE 278, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 Propery Taxes; b) instruments of record in Book 57, Page 74 and 75, said register's office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 5002 Georgia Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their 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 my/our hand(s) this 13th day of January, 2006.

Don Ray Skipper

Sharon Marie Skipper

STATE OF Tennessee
COUNTY OF Davidson

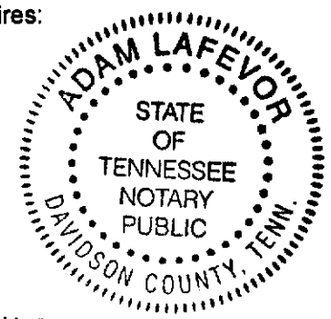
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Don Ray Skipper and Sharon Marie Skipper, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of January, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903