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REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/01/06 14:26 2 pgs
Fees:13.00 Taxes:627.15

20060901-0108512

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2006

Notary Public

MY COMMISSION EXPIRES: 1/23/10
(AFFIX SEAL)

J. ANDREW KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Pashen D. Black | 1st Trust Bank for Savings | 161-14-O-B 227.00CO |
| (NAME) | (NAME) | (MAP) |
| 227 Highland Villa Circle | P.O. Box 17257 | |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37211 | Memphis, TN 38187-0257 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Henry R. Skelton and wife Diane G. Skelton**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Pashen D. Black, an unmarried woman**, hereinafter called Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 227 of Highland Villa, a Condominium, a Horizontal Property Regime, located on Highland Villa Circle, Nashville, TN, as shown on the plat of Highland Villa, Condominium apartments, recorded in Plat Book 6200, page 473 and as Exhibit "B" to the Master Deed of record in Book 7278, page 312 as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149 and Book 8765, page 610, said Register's Office, and described in a Master Deed recorded in Book 7278, page 312 as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149 and Book 8765, page 610, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Highland Villa, Condominium Apartments contained in the Master Deed recorded in Book 7278, page 312 as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149 and Book 8765, page 610, and By-Laws recorded in Book 7278, page 334 as amended in Book 8090, page 537 Book 8131, page 95, Book 8658, page 595, Book 9730, pages 265 and 268, Book 9730, page 271 and Instrument No. 20021118-0142476, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

**Being the same property conveyed to Henry R. Skelton and wife, Diane G. Skelton, by deed from Rhonda Bass Nelson, formerly known as Rhonda Bass, dated October 13, 2000, of record in Instrument No. 20001018-0103240, Register's Office for Davidson County, TN.**

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 227 Highland Villa Circle, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 23rd day of August, 2006.

Henry R. Skelton

Diane G. Skelton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Henry R. Skelton; Diane G. Skelton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 23rd day of August, 2006.

Notary Public

My Commission Expires: 1/14/09

James M. Wells
State of Tennessee Notary Public
Davidson County