WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-KM-06-5725

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy D. Skow	Timothy D. Skow	
5725 Cloverland Drive (ADDRESS)	(NAME) 5725 Cloverland Drive (ADDRESS)	1917100008700
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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 considerations, the receipt of which is hereby acknowledged, we FRANCES G. CUNNINGHAM, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIMOTHY D. SKOW, UNMARRIED, 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 the sixth Civil District of Davidson County, Tennessee described according to a survey made by Watkins and Murray, Surveyors, January 21, 1948 as fo1lows:

Beginning in the centerline of Hardscuffle Road 354 feet east of the northeast corner of the W.T. Lane 2.2 acre tract; thence with the centerline of said road, eastwardly 188 feet; thence southwardly 369.2 feet; thence westwardly 118 feet; thence northwardly 369.2 feet to the centerline of Hardscuffle Road, the point of beginning, containing 1 acre more or less.

Being the same property conveyed to VICCI CUNNINGHAM, UNMARRIED by deed from HARRIET M. HUNTER, UNMARRIED of record in Deed Book 8770 and Page 805 on 10/28/1992 and filed for record on 10/30/1992 , Register's Office for said County. Being the same property conveyed to FRANCES G. CUNNINGHAM by Affidavit of Inheritance of Real Estate from VICCI CUNNINGHAM ESTATE of record in Deed Book 11303 and Page 19 on 01/18/1999 and filed for record on 01/20/1999 , Register's Office for said County. Copy of Last Will and Testament attached.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 5725 Cloverland Drive, Brentwood, Tennessee 37027
(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 27th day of October, 2006.

Frances G. Cunningham

Davidson County DEEDWARR
Recvd: 10/31/06 15:23 2 pgs
Fees:13.00 Taxes:682.65

20061031-0135251

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frances G. Cunningham, 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 27th day of October, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903