This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060901

Davidson County DEEDWARR
Recvd: 12/06/06 09:56 3 pgs
Fees:18.00 Taxes:1413.40
20061206-0150604

Send Tax Bills To:
Same As New Owner

New Owner is:
6574 Holt Road
Nashville, TN 37211

MAP: 180-00-0
PARCEL: 087.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Thomas L. Fulton and wife, Ora M. Fulton**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Lars Skoder and wife, Mariel Skoder**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 16 on the Plan of Holt Hills Subdivision of record in Book 5050, page 77 & 78, said Register's Office.

Said Lot No. 16 fronts 200 feet on the northerly margin of Holt Road and extends back 655 feet on the westerly line and 655.03 feet on the easterly line to a line in the rear measuring 199.9 feet thereon.

Being the same property conveyed to Tom L. Fulton and wife, Ora M. Fulton by Warranty Deed from Michael R. Framer and wife, Sharon Ann Farmer dated June 7, 1978, recorded July 16, 1978, in Book 5299, page 618, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of November, 2006.

GRANTOR:

Thomas L. Fulton by Ora M. Fulton, atty in fact

Thomas L. Fulton, by Ora M. Fulton as Attorney-in-Fact

Ora M. Fulton

Ora M. Fulton

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Ora M. Fulton** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Thomas L. Fulton,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Record Book _____, Page _____, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 30th day of November, 2006.

Notary Public

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9/16/09

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ora M. Fulton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of November, 2006.

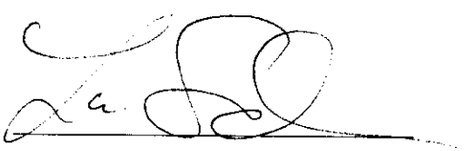
Notary Public

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9/16/09

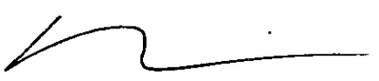
STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $382,000.00.



Affiant

SWORN TO and subscribed before me this 30th day of November, 2006.



NOTARY PUBLIC

My commission expires:

9/16/09

