This space for Register's Office:

BOX 500 RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/01/07 15:09 2 pg:
Fees:13.00 Taxes:739.96
20070201-0013510

ADDRESS NEW OWNER:
Jason M. Skinner
4606 Illinois Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

Map # 091-12-0002.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Stephanie Rust Reece hereinafter called the **Grantors**, do hereby convey unto Jason M. Skinner unmarried hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being the westerly twenty-four (24) feet of Lot No. 511 and the easterly 22 feet of Lot No. 513, Block 87, Plan No. 1 of West Nashville, which is of record in Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee.

Said parts of said lots join and front together forty-six (46) feet on the north side of Illinois Avenue and extend back northwardly, between parallel lines, one hundred fifty (150) feet to an alley.

Being the same property conveyed Stephanie Rust on September 24, 2004 by Warranty Deed of record in Instrument 20041013-0123510 said Register's Office. Said Warranty Deed was rerecorded in Instrument 20050118-0006057 said Register's Office.

Stephanie Rust is now known as Stephanie Rust-Reece.

This is improved property known as 4606 Illinois Avenue Nashville, TN 37209

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor 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.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 23 day of January, 2007.

Stephanie Rust Reece

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Stephanie Rust known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 23 day of January 2007.

Christie Perry

Notary Public in and for the
State of Tennessee

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 3/21/10

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $199,990.00

Affiant

Sworn and subscribed before me on 1/23 /2007.

Christie Perry

Notary Public

My Commission Expires: 3/21/10

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY