Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $127,600.00

Affiant

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 24th day of October, 2008.

Notary Public
My commission expires: 8/23/11

03-0810-35648

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey T. Skaggs 301 Wallace Road Nashville TN 37211	Countrywide Bank, FSB 801 Crescent Center Drive, #510 Franklin, TN 37067	147-04-0-059

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jack A. Hines, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeffrey T. Skaggs, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 90, on the Plan of Beverly Heights, Section II, of record in Book 2331, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jack A. Hines, by deed from Danny B. Ferrell and Cayce H. Ferrell, dated 9-7-01, recorded 9-14-01, of record in Instrument No. 20010914-0100342, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Plat of Beverly Heights, Section II, of record in Book 2331, Page 42, Register's Office for Davidson County, Tennessee.
2. Agreement for Dedication of Easement for sanitary sewers, storm drainage water mains and appurtenances of record in Book 6249, Page 383, said Register's Office.
3. 2009 Davidson County taxes, which are a lien not yet due and payable.

This property is improved property known as 301 Wallace Road, Nashville, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 10/27/08 12:17 3 pgs
Fees:18.00 Taxes:472.12
20081027-0107036

WITNESS my hand this 24th day of October, 2008.

Jack A. Hines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jack A. Hines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 24th day of October, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, John Webb, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-23-2010.

JOHN WEBB
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY