FILE NUMBER
290902(1)

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Susan A. Skinner 3237 River Walk Drive Nashville, TN 37214	(same as owner)

GENERAL WARRANTY DEED

This indenture is made and entered into this 15th day of January, 2010 between **Larry C. Hall and wife, Bernadine Hall** (hereinafter referred to as "GRANTOR") and **Susan A. Skinner** (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 38 of the Rivers Edge, Section Three, Jackson Downs, Phase Two, Subdivision as shown by a map of record in Book 9700 at page 689 in the Davidson County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description.

INCLUDED herewith is an undivided interest in the planned unit development common area.

BEING the same property conveyed to Larry C. Hall and wife Beverly B. Hall by instrument of record in Book 11722 at page 590 in the Davidson County, Tennessee Register of Deeds office. Beverly B. Hall is deceased leaving Larry C. Hall as the surviving tenant by the entirety. Seller hereby warrants that he and Beverly B. Hall were married continuously to each other till her death.

Tax Parcel # 085.12-0A-044.00

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

BILL GARRETT, Davidson County
Trans:T20100003707 DEEDWARR
Recvd: 01/20/10 10:39 2 pgs
Fees:13.00 Taxes:719.65
20100120-0004783

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Larry C. Hall

Larry C. Hall

Bernadine Hall

Bernadine Hall

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Larry C. Hall and wife, Bernadine Hall, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Columbia, Tennessee this 15th day of January, 2010.

NOTARY PUBLIC
Commission Expires: 7/17/10

TYSSA N. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $194,500.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 15TH DAY OF January, 2010.

NOTARY PUBLIC
COMMISSION EXPIRES: 5/20/13

LINDA A. HARDISON
NOTARY SEAL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.