

The DAVIDSON COUNTY TITLE CO. INC.

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 - DOLLARS ($ 10.00),

cash in hand paid by James E. Finley and wife, Ruby C. Finley, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and as a further part of the consideration the grantee herein named assumes and agrees to pay the unpaid balance now owing on one certain note secured by a Deed of Trust of record in Book 2887, page 47, Register's Office for Davidson County, Tennessee,

we, Cletus E. Knight and wife, Clifford Ann Knight,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James E. Finley and wife, Ruby C. Finley,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A small tract of land in the 3rd Civil District of Davidson County, Tennessee, being a part of a tract of 10 acres conveyed to John M. Hurt and wife, by deed from W. B. Sneed, Trustee, as of record in Book 519, page 421, Register's Office for said County, described as follows:

Beginning at a point in the center line of McGavock Pike, at the northwest corner of the tract conveyed to Roy Verble and wife, by deed of record in Book 721, page 283, said Register's Office, said point being 130 feet north of a point in the center of said road that is west of and opposite the northwest corner of Lot No. 2 on the Map of Hargis Heights Subdivision, as of record in Plan Book 974, page 82, Register's Office, thence with the center line of said Pike, north 5 degrees east 101 feet to the southwest corner of the George F. Moffat Tract; thence with Moffat's south line, south 85 degrees east 689 feet more or less to a point in the line of the land conveyed to Gertrude A. Carter, by deed of record in Book 1339, page 83, said Register's Office; thence with Carter's Line, south 5 degrees west 100 feet more or less to the northeast corner of the Verble land above mentioned; thence with their north line, north 85 degrees west 689 feet, more or less to the point of beginning.

Being the same property conveyed to Cletus E. Knight and wife, Clifford Ann Knight, by deed from Wood L. Sweeney Jr. and wife, Elizabeth J. Sweeney, of record in Book 3285, page 562, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set out above and restrictions of record.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 24th day of May, 1962

Cletus E. Knight

Clifford Ann Knight

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Louise M. Duke, a Notary Public in and for the State and County aforesaid, personally appeared the within named Cletus E. Knight and wife, Clifford Ann Knight

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Donelson, Tennessee, this, the 24th day of May, 1962

Louise M. Duke
Notary Public

My commission expires: Oct. 20, 1965