This instrument was prepared by CLYDE P. HOLLAND, Attorney. Law Firm of Warfield, Entrekin & Jones, Third National Bank Building, Nashville, Tennessee, 37219.

WARRANTY DEED

BOOK 4331 PAGE 571

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MAURICE A. KNIGHT et ux (NAME)	FIRST & MID-SOUTH MORTGAGE CO. (NAME)	Map 133-8
455 BENITA DRIVE (STREET ADDRESS OR ROUTE NUMBER)	410 UNION (STREET ADDRESS)	Par. 40
NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENNESSEE (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ---------- ($10.00)---------- Dollars, cash in hand paid by MAURICE A. KNIGHT and wife, BETTY A. KNIGHT, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

MAURICE KARR, TRUSTEE with full power to sell, mortgage, encumber, or convey without the benefit of joinder of any of the beneficiaries, has ~~bargained~~ this day bargained and sold, and do hereby transfer and convey unto the said MAURICE A. KNIGHT and wife, BETTY A. KNIGHT, their ~~successors~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 31 on the Map of Windsor Park Subdivision, as of record in Book 3600, page 64, Register's Office for said County.

SAID Lot 31 fronts 76 feet along the northerly side of Benita Drive and extends back between lines 210 feet on the westerly line and 205.27 feet on the easterly line, to a broken rear line measuring 108.52 feet thereon.

BEING part of the same property conveyed to Maurice Karr, Trustee with full powers, be deed from Joe C. Smithson and wife, Vivian R. Smithson, O. D. Campbell and Leonard B. Cash, of record in Book 4197, page 906, Register's Office for Davidson County, Tennessee.

CONVEYANCE is made subject to restrictive covenant contained in instrument of record in Book 3251, page 18; Book 3816, page 784; Book 3792, page 445, said Register's Office and the plan of record in Book 3600, page 64 shows an Owner's Certificate, a 30-foot minimum building setback line from Benita Drive and a 10-foot temporary access easement along the southwesterly line and a 10-foot easement for public utility purposes along the northeasterly line and a 20-foot public utility easement narrowing to 10-feet along the rear line of said lot, and an easement for an 8" sewer line across the rear portion of said lot, said easement being 15 feet wide, and the following Note: No portion of any residence that is used as living quarters shall be

(CONTINUED ON PAGE TWO)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,350.00

Subscribed and sworn to before me, this the 8th day of May 19 69

Affiant

My commission expires: 5-3-70 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 455 BENITA DRIVE, (House Number) (Street) NASHVILLE, P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said MAURICE A. KNIGHT and wife, BETTY A. KNIGHT, their ~~successors~~ heirs and assigns forever. He does covenant that he is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes and as noted above.

He does further covenant and bind himself, his successors, heirs and representatives, to warrant and forever defend the title to said real estate to said MAURICE A. KNIGHT and wife, BETTY A. KNIGHT, their ~~successors~~ heirs and assigns, against the lawful claims of all persons.

Witness my hand this 8th day of May, 1969, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Maurice Karr Trustee

MAURICE KARR, TRUSTEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4331 PAGE 572

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* MAURICE KARR, Trustee

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 8th *day of* May, *19*69

Lydia P. Howard *Notary Public*

Commission expires 5-3-70

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ..... with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ..... the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19.....

Notary Public

Commission expires .....

(CONTINUED FROM PAGE ONE)

constructed on any lot having its finished floor elevation less than 480.00 feet above mean level and that no garage or basement, when not used as living quarters, of any such residence shall be constructed on any lot having its finished floor elevation less than 477.5 feet MSL and provided further that such garage or basement shall not be used or converted into living quarters without first having its finished floor elevation 480.0 feet above mean sea level.

MAY-8	CONV	19,350.00			
MAY-8	S'TAX		A*	50.18	
MAY-8	PR'FEE		A*	.50	
MAY-8	W'DEED		A*	3.00	* 53.68

WARRANTY DEED

FROM
MAURICE KARR, TRUSTEE
TO
MAURICE A. KNIGHT et ux

A 39908

IDENTIF. REFERENCE

MAY 8 3 47 PH '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE