WARRANTY DEED

BOOK 4751 PAGE 391

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. Knotts et ux (NAME)	Security Federal Sav.& Loan Assn. (NAME)	52-9
1001 Falls Avenue (STREET ADDRESS OR ROUTE NUMBER)	500 Union Street (STREET ADDRESS)	22 pw
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee. (CITY) (ZONE) (STATE)	

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee.

For and in Consideration of the sum of ($10.00)

- - - - - - - - - - - - - TEN AND NO/100 - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, James B. Morris and wife, Nina Kay Morris

OCT-12	CONV	40,000.00			
OCT-12	STAX		A*	104.00	
OCT-12	PRTFEE		A*	.50	
OCT-12	WDEED		A*	6.00	* 110.50

have bargained and sold, and by these presents do transfer and convey unto the said Donald R. Knotts and wife, Carol Sue Knotts, their

heirs 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 part of Lot No. 18 on the Map of Montague Plan of Lots of record in Book 421, page 129, Register's Office for said County, and described as follows:

BEGINNING at the east terminus of a private drive shown on the plan of Montague Falls Annex of record in Book 421, page 192, said Register's Office; thence easterly along a line which would be a continuation of the northerly line of said Private Drive, 232 feet to the center line of Gibson's creek; thence with the center of the Creek as follows: South 6 degrees East 80 feet, south 47 degrees East 90 feet; south 82-1/2 degrees East 160 feet, and South 33-1/2 degrees East to a point in the northerly line of the property of the United States of America; thence along the line of the Government's property, South 84 degrees 38 minutes west 275 feet, more or less, to their northwestern corner; thence southerly, along their western line, to the Northeastern corner of Lot No. 6 in the Montague Falls Annex Subdivision; thence along the eastern boundary of Lot No. 6, in a northwesterly direction 320 feet to a point at the southeastern terminus of said private drive, and continuing across the terminus of said drive, westerly 31 feet to the beginning.

BEING property conveyed to James B. Morris and wife, Nina Kay Morris, by deed from John C. Dodson and wife, Evelyn P. Dodson, of record in Book 4256, page 776, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 28th day of October, 1972

Donald R. Knotts
Affiant

My commission expires 2-1-1975
(Affix Seal)

Hugh J. Bradley
Notary Public

This conveyance is made subject to:

1. Flowage easement granted United States of America by Jennie P. DeWitt in connection with operation of Cheatham Lock and Dam Project (Tract C-1770-E) by deed of record in Book 2247, page 249, Register's Office for Davidson County, Tennessee.

2. Right-of-way reserved in the deed from Chas. U. Coggin and wife, to E. L. Winfrey, of record in Book 577, page 101, Register's Office for Davidson County, Tennessee.

3. Any liability on account of the following clause set out in deed from W. R. McFadden Trustee, et al, to Paul DeWitt and wife, of record in Book 747, page 716, Register's Office for Davidson county, Tennessee, as follows: (Said deed is dated June 26, 1928.)

"It is understood and agreed by and between all parties to this deed and their assigns that they shall have the privilege of connecting to the present private water main and extending same to the property herein conveyed and shall further have the free and unobstructed ingress and egress over a 5 foot strip of land connecting East Palenstine Boulevard in the plan of Montague with said private drive herein mentioned and likewise shall have the free use and enjoyment of the water from the well on Lot No. 1 in the plan of Montague Valley of Rest. It is further provided and agreed that at no time shall any portion of this property be used as a public passage way to the said Cumberland River, within a period of ten years."

4. Easement for flow of Creek.

IDENTIF. REFERENCE
C 26008
OCT 1 3 27 PM '73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Donald R. Knotts and wife, Carol Sue Knotts, their *heirs and assigns, forever.*

And we *do covenant with the said* Donald R. Knotts and wife, Carol Sue Knotts *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, James B. Morris and wife, Nina Kay Morris *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Donald R. Knotts and wife, Carol Sue Knotts, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 28th *day of* September, *19* 73. ~~*the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*~~

James B Morris

Nina Kay Morris

BOOK 4751 PAGE 396

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, HUGH J. BRADLEY, *a Notary Public in and for said County and State, the within named*

James B. Morris and Nina Kay Morris

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 Nashville, *Tennessee, this* 28th *day of* , *19* 73.

Hugh J. Bradley *Notary Public.*

Commission Expires April 29, 1975

STATE OF
COUNTY OF

Personally appeared before me, , *a Notary Public in and for said County and State, the within named*

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

Witness my hand and official seal at , *this day of* , *19* .

, *Notary Public.*

Commission Expires .

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 .