This instrument prepared by Ervin M. Entrekin, Tune, Entrekin & White
26th Floor, First American Center, Nashville, Tennessee 37238

Mail

WARRANTY DEED

BOOK 5588 PAGE 820

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
WALTER G. KNESTRICK 2617 Grandview Avenue Nashville, Tennessee 37211	SAME	79 72

FOR AND IN CONSIDERATION of the sum of Eighty-Eight Thousand Two Hundred and 00/100 ($88,200.00) Dollars, cash in hand paid, receipt of which is hereby acknowledged and for the purpose of evidencing and confirming the acquisition of the subject property by Walter G. Knestrick from himself in his capacity as Trustee holding the property for the use and benefit of his wife Anne H. Knestrick.

I, WALTER G. KNESTRICK, have bargained and sold, and by these presents do transfer and convey unto the said WALTER G. KNESTRICK, his 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 Lot No. 3 on the map of D & E Subdivision, of record in Book 4955, page 95, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Cockrill Bend Road at the corner of Lot numbers 2 and 3; thence, with said road, south 72 degrees 49 minutes west, 355.01 feet to a monument; thence continuing with said road and with a curve with a radius of 1949.81 feet, a distance of 100.96 feet to a monument in the easterly line of the Tennessee State Prison property; thence with said line, north 13 degrees 13 minutes west 435.95 feet to the southwest corner of Lot No. 1; thence with the line between Lot numbers 1 and 3, north 76 degrees 47 minutes east 446.89 feet to the line between Lots Nos. 2 and 3; thence with the line between said two lots, southwardly 415.07 feet to the point of beginning.

Being the same real property conveyed to Grantor by deed of Concrete Form Erectors, Inc. of record in Book 5188, page 857, Register's Office for Davidson County, Tennessee.

Anne H. Knestrick joins in the execution of this instrument for the purpose of quitclaiming all her right, title and interest in and to the property unto the said Walter G. Knestrick as his sole and separate property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

AND I do covenant with the said Walter G. Knestrick that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for 1980 taxes. I further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Walter G. Knestrick, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 6th day of April, 1980.

Walter G. Knestrick
WALTER G. KNESTRICK

Anne H. Knestrick
ANNE H. KNESTRICK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named WALTER G. KNESTRICK and ANNE H. KNESTRICK, the bargainors, 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 6th day of April, 1980.

Bernard Paul Williams
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 17, 1983

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $88,200.00.

Patty J. Welch
AFFIANT

Subscribed and sworn to before me, this the 6th day of April, 1980.

Angie T. Maxwell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-17-82.

F-8431

IDENTIF. REFERENCE

APR 9 11 38 AM '80

FELIX A. ... CLERK & REGISTER
DAVIDSON COUNTY, TENN.

04/09 235.82- CHECK

2543

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5588 PAGE 822

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

80200.00- CO
239.32 CO TX
.50 PRFEE
6.00 WDEED
CHECK 235.82-
2543A04/09/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 8 4 3 1 1:

TOTAL REFERENCE

APR 9 11 38 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 751493