G 1-8641

WARRANTY DEED

BOOK 5681 PAGE 435

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

IDENTIF. REFERENCE

Nov 21 2 24 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24000—

x Terry Knepper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF Nov. 1980

Notary Public

MY COMMISSION EXPIRES: 10-21-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHESTER TERRY KNEPPER (NAME)	SAME (NAME)	Map 49
2833 KNIGHT RD. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 235.00
Whites Creek Joelton (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WESLEY MILES AND MATTIE LOUISE BRYANT, CO-TRUSTEES WITH FULL POWER TO SELL, MORTGAGE, ENCUMBER OR CONVEY WITHOUT JOINDER OF ANY BENEFICIARY.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHESTER TERRY KNEPPER AND WIFE, DONNA G. KNEPPER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A TRACT OF LAND IN THE 12TH FORMERLY THE 21ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF EWING ROAD AT THE SOUTHEAST CORNER OF THE JARRETT 12 ACRE TRACT; RUNNING THENCE WITH THE CENTER OF SAID ROAD IN A NORTHWESTERLY DIRECTION TO THE SOUTH LINE OF MRS. KILLEBREW'S TRACT; THENCE EASTWARDLY WITH THE SOUTH LINE OF SAID TRACT TO AN OAK, THE NORTHEAST CORNER OF THIS TRACT; THENCE SOUTHWESTERLY TO A PLANTED STONE; THE NORTHEAST CORNER OF R.S. WEAKLEY'S TRACT; THENCE WESTERLY WITH WEAKLEY'S NORTH LINE TO THE BEGINNING, CONTAINING EIGHTEEN AND 46/100 ACRES, MORE OR LESS, AND BEING THE SAME PROPERTY CONVEYED TO H.C. MATTHEWS, TRUSTEES, AS SHOWN BY DEED OF RECORD JULY 18TH, 1925, AND RECORDED IN BOOK NO. 682, PAGE 330, R.O.D.C., TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO WESLEY MILES AND MATTIE LOUISE BRYANT, TRUSTEES FROM MATTIE ELIZABETH MILES, AS OF RECORD IN BOOK 4566, PAGE 932, SAID REGISTER'S OFFICE.

INCLUDED BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:
A TRACT OF LAND LYING IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF PARCEL #12-9460, A 16.89 ACRE TRACT MORE OR LESS OWNED BY MATTIE ELIZABETH MILES, DESCRIBED AS FOLLOWS;

BEGINNING AT A SPIKE IN THE CENTER LINE OF KNIGHT ROAD AT THE SOUTHWEST CORNER OF A ONE (1) ACRE SURVEY ON THE O.C. KINSOLVING, PROPERTY; THENCE IN A NORTHWESTERLY DIRECTION WITH THE CENTERLINE OF SAID ROAD 491.35 FEET TO A BOTTLE CAP WITH A NAIL IN THE TOP; THENCE NORTH 32° 20' EAST 819.5 FEET WITH THE MILES LINE TO AN IRON

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

*(OVER)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hand S this 20TH & 15TH day of NOVEMBER, 19 80.

Wesley Miles
WESLEY MILES

X Mattie Louise Bryant
MATTIE LOUISE BRYANT

STATE OF OHIO
COUNTY OF [illegible]

BOOK 5681 PAGE 436

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named MATTIE LOUISE BRYANT

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

Witness my hand and official seal at _____, this 15 day of NOVEMBER 80

HENRY ROSENBALM
Notary Public, State of Ohio
My Commission Expires June 22, 1982

Commission Expires _____, Notary Public.

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 WESLEY MILES THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THE HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 20th DAY OF NOVEMBER, 1980.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-21-84

PIN IN FENCE LINE ON SAID PLAT; THENCE WITH THE FENCE LINE SOUTH 0 DEG. 45' WEST 935.0 FEET TO THE POINT OF BEGINNING, CONTAINING FIVE AND ONE HUNDRETHS (5.01) ACRES, MORE OR LESS ACCORDING TO A SURVEY BY GARY R. CUMMINGS, SURVEYOR, DATED MARCH 12, 1965, AS OF RECORD IN BOOK 3874, PAGE 677, SAID REGISTER'S OFFICE, AND LAND IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY RICHARD B. OMOHUNDRO, SURVEYOR, DATED AUGUST 6, 1960, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF KNIGHT ROAD AT THE SOUTHWEST CORNER OF THE H.C. MATTHEWS PROPERTY; THENCE SOUTH 27 DEG. 10' EAST ALONG THE CENTER LINE OF SAID KNIGHT ROAD 412.4 FEET TO A POINT, THENCE SOUTH 34 DEG. 50' EAST, 182 FEET TO A POINT IN THE CENTER OF SAID ROAD, THENCE NORTH 52 DEG. 10' EAST, 668.9 FEET TO AN IRON PIN, THENCE NORTH 82 DEG., WEST 836.5 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.57 ACRES MORE OR LESS AND BEING TRIANGULAR IN SHAPE, RECORDED IN BOOK 3134, PAGE 53, SAID REGISTER'S OFFICE.

WARRANTY DEED

FROM
WESLEY MILES ET UX

TO
CHESTER TERRY KNEEPER ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5681 PAGE 437

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
			24000.00- CO	
			62.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	68.90-
			6014A11/21/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G1-86411

IDENTIF. REFERENCE

NOV 21 2 24 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 793421