This Instrument Prepared By:
Harwell Barr Martin & Stegall
A Professional Corporation
172 Second Avenue North
Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map - Parcel Numbers:
Safeco Title Insurance Co., Trustee P.O. Box 2960 Nashville, TN 37219	Same	Map: 92-10 Parcels: 321, 322, 323, 324, 325, 326, 343, 372 and 373

WARRANTY DEED

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FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all which is hereby acknowledged, SAM KNIGHT individually, and SAM KNIGHT and wife, ANGIE KNIGHT, (also known as Maude Angie Knight) as their interests appear herein below, the Grantors herein, have bargained and by these presents do transfer and convey unto SAFECO TITLE INSURANCE COMPANY, TRUSTEE, the Grantee herein, its successors and assigns, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without joinder of any other party, certain tracts or parcels in the land of Davidson County, Tennessee, described as follows:

PARCEL 321

Land in Davidson County, Tennessee being part of Lot No. 2 on Block "E" on the plan of M.B. and M.S. Pilcher's Addition, as of record in Book 57, page 91, Register's Office for said County, described according to a survey made May 12, 1947 by James A. Hamilton, Jr., surveyor, as follows:

Beginning at an iron pin on the westerly margin of 26th Avenue North, formerly Hydes Ferry Pike, at the corner of Lots Nos. 2 and 3, being the northerly right-of-way line of the N.C. and St.L. Railroad; thence with said right-of-way line and the line between lots Nos. 2 and 3, westwardly 128 feet to the easterly margin of a 10-foot private alley; thence with said alley, northwardly 47.6 feet to an iron pin; thence eastwardly 128 feet to an iron pin in the westerly margin of 26th Avenue North; thence with said Avenue, southwardly 47.25 feet to the beginning.

Included in the conveyance of parcel 321 on Lot No. 2 is all right, title and interest of Grantor in an additional parcel on the westwardly side of said tract adjacent to the above-referenced westwardly line and running westwardly between parallel lines 5 feet to the center of the afore-referenced 10 foot alley.

Being the same property conveyed to Sam Knight and wife, Angie Knight by deed from Margaret Louise Keen Tarpley, Addley D. Floyd and wife, Altha Lorine Floyd, of record in Book 2141, page 183, Register's Office for Davidson County, Tennessee

This is unimproved property fronting 26th Avenue North, Nashville, Tennessee.

PARCEL 322

Land in Davidson County, Tennessee described as follows:

Being the northerly part of Lot No. 31 of Block "E" in M.B. and M.S. Pilcher's Resubdivision of part of the Matthew Barrow Property, a plan of which is of record in Book 57, page 91, Register's Office for said County, described as follows:

Beginning at the northeast corner of said lot, said beginning point being in the west margin of 26th Avenue North, formerly Euclid Avenue, and in the southern margin of an alley and running thence southwardly along the westerly margin of said 26th Avenue North, 25 feet; thence westwardly and parallel with said alley 100 feet, more or less, to the east margin of Lot No. 30; thence northwardly with the east margin of said Lot No. 30, 25 feet to the southern margin of the aforesaid alley; thence eastwardly along the southern margin of said alley, 106 feet to the beginning.

Included in the conveyance of Parcel 322 on Lot No. 31 is all right, title and interest of Grantor in an additional parcel on the northerly side of said tract adjacent to the above-referenced northerly line and running northerly between parallel lines 8 feet to the center of the afore-referenced 16 foot alley.

Being the same property conveyed to Sam Knight and wife, Angie Knight by deed from Alan Irving Kirshner, Hilda Frances Kirshner Garlock and Margaret J. Hirsh, Trustee (Margaret J. Hirsh was formerly Margaret J. Harlib), of record in Book 4079, page 90, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 504 26th Avenue North, Nashville, Tennessee.

PARCEL 323

Land in Davidson County, Tennessee described as follows:

Being the southerly half of the northerly 50 feet, of Lot No. 31 of Block "E" on the plan of M.B. and M.S. Pilcher's Resubdivision, of part of the Matthew Borrow Property, as of record in Book 57, page 91, Register's Office for said County, and more particularly described as follows:

Beginning at a point in the west margin of 26th Avenue North, formerly Euclid Avenue, or the Old Hydes Ferry Road, 102.5 feet [should read 102.1 feet. Preparer's Note, Harwell Barr Martin & Stegall, July 3, 1984] north of the north margin of the Charlotte Pike; thence in a westerly direction and parallel with the alley at the north end of said Lot No. 31, 100 feet, more or less [should read 89 feet, more or less. Preparer's Note, Harwell Barr Martin & Stegall, July 3, 1984], to the east margin of Lot No. 30; thence northwardly along the east margin of Lot No. 30, 25 feet, more or less, to the south margin of a 25 feet lot sold to B.C. Linzy by H.F. Bailey on December 14, 1948; thence eastwardly along the south margin of the B.C. Linzy lot 100 feet, more or less, to the west margin of said 26th Avenue North; thence southwardly along the west margin of said Twenty-Sixth Avenue North, 25 feet, more or less, to the point of beginning.

Being the same property conveyed to Sam Knight and wife, Angie Knight by deed from Alan Irving Kirshner, Hilda Frances Kirshner Garlock and Margaret J. Hirsh, Trustee, (Margaret J. Hirsh was formerly Margaret J. Harlib) of record in Book 4079, page 90, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 502 26th Avenue North, Nashville, Tennerssee.

PARCEL 324

Land in Davidson County, Tennessee described as follows:

Being the southerly part of Lot No. 31 of Block "E" on the plan of M.B. and M.S. Pilcher's Resubdivision of Part of the Matthew Barrow Property, as of record in Book 57, page 91, Register's Office for said County, described as follows:

Beginning at the northwest corner of Charlotte Avenue and 26th Avenue North, formerly Hydes Ferry Pike; thence with the northerly margin of Charlotte Avenue, westwardly 56 feet to the corner of Lots Nos. 30 and 31; thence with the line between said two lots, northwardly 97.56 feet, more or less to the southwest corner of the property conveyed to A. Kirshner by deed from H.F. Bailey, Trustee, et al. of record in Book 564, page 473, said Register's Office, thence with said Kirshner's southerly line, eastwardly 89 feet, more or less, to the westerly margin of 26th Avenue North; thence with said Avenue, southwardly 102.1 feet, more or less to the beginning.

Being the same property conveyed to Sam Knight and wife, Maudie Angie Knight by deed from Earl Byron Bates and wife, Mary Ellen Bates, of record in Book 1385, page 624, Register's Office for Davidson County, Tennessee.

This is improved property known as 2600 Charlotte Pike, Nashville, Tennessee.

PARCEL 325

Land in Davidson County, Tennessee, being Lot No. 30 of Block "E" on the map of M.B. and M.S. Pilcher's Addition, of record in Book 57, page 91, Register's Office for said County.

Said Lot No. 30 fronts 50 feet on the northerly side of Charlotte Avenue and runs back between lines, 147.56 feet on the southerly line and 150.02 feet on the northerly line [should read 147.56 feet on the easterly line and 150.02 feet on the westerly line. Preparer's Note, Harwell Barr Martin & Stegall, July 3, 1984] to an alley in the rear on which it measures 50 feet.

Included in the conveyance of Lot No. 30 is all right, title and interest of Grantor in an additional parcel on the northerly side of said tract adjacent to the afore-referenced northerly lines and running between parallel lines 8 feet to the center of the afore-referenced 16 foot alley.

Being the same property conveyed to Sam Knight and wife, Maudie Angie Knight by deed from Earl Byron Bates and wife, Mary Ellen Bates, of record in Book 1385, page 624, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2600 Charlotte Pike, Nashville, Tennessee.

PARCEL 326

Land in Davidson County, Tennessee being Lot No. 29 of Block "E" in M.B. and M.S. Pilcher's Resubdivision, as of record in Book 57, page 91, Register's Office for said County.

Said Lot No. 29 fronts 50 feet on the northerly side of Charlotte Avenue, and runs back 150.02 feet on the easterly line and 152.48 feet on the westerly line, to an alley, measuring 50 feet thereon.

Included in the conveyance of Lot No. 29 is all right, title and interest of Grantor in an additional parcel on the northerly side of said tract adjacent to the above-referenced northerly lines and

running northerly between parallel lines 8 feet to the center of the afore-referenced 16 foot alley.

Being the same property conveyed to Sam Knight and wife, Angie Knight by deed from Howard Gardner and wife, Alleen P. Gardner, of record in Book 3673, page 580, Register's Office for Davidson County, Tennessee.

This is improved property known as 2606 Charlotte Pike, Nashville, Tennessee.

PARCEL 343

Two tracts of land in Davidson County, Tennessee, described as follows:

Tract No. 1: Being Lot No. 2 on the Map of subdivision of Lot No. 10, McEwen's Plan as of record in Book 161, Page 72, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the easterly side of 26th Avenue North, formerly Euclid Avenue, or the Old Hydes Ferry Road, and runs back on the south line 141 feet on its north line 136 feet to a 10-foot alley and measures 31 feet on said alley.

Tract No. 2: Being a part of Lot No. 4 on the map of the Subdivision of Lot No. 10 of McEwen Plan of Lots, as of record in Book 161, Page 72, Register's Office for said County.

Said part of Lot No. 4 beginning at a point in the easterly margin of the first alley east of 26th Avenue North, said point being 27 feet north of the north margin of Stewart Street and being the northwest corner of the property conveyed to the N.C. and St. L. Railroad by deed of record in Book 802, Page 57, said Register's Office; thence along the north line of said railroad lot easterly parallel to the north margin of Stewart Street 50 feet to the westerly margin of a 16 foot alley; thence with the margin of said 16 foot alley northerly 20 feet; thence westerly 45.2 feet more or less to the east margin of the first alley hereinabove mentioned; thence with the margin of the same southerly 25 feet to the beginning.

Included in the conveyance of Tract No. 1 is all right, title and interest of Grantor to the alley between said Tracts No. 1 and 2, such alley having been openly, adversely, continuously and exclusively used by Grantor and its predecessors for a period in excess of twenty years.

Also, included in the conveyance of Tract No. 2 is an additional parcel on the easterly side of said tract adjacent to the afore-referenced easterly line and running easterly between parallel lines 8 feet to the center of the afore-referenced 16 foot alley, said alley having been closed by Metropolitan County Council No. 70-1068 to which reference is herein made for a description of reservations contained therein.

Being the same property conveyed to Sam Knight and H. E. McClanahan by deed from Delma Mai Grooms of record in Book 5018, Page 815, and subsequently to Sam Knight and wife, Angie Knight, by Deed from H. E. McClanahan and wife, Katherine T. McClanahan, of record in Book 5790, Page 416, Register's Office of Davidson County, Tennessee, the property now being vested as follows: one-half undivided interest in Sam Knight, one-half undivided interest in Sam Knight and wife, Angie Knight.

The property is unimproved and known as 503 26th Avenue, North.

PARCEL 372

Land in Davidson County, Tennessee, being two parts of Lot No. 7 on the Map of Boyd Cockrill Spring Tract, as of record in Book 21, page 40, Register's Office for said County, and described as follows:

TRACT 1: BEGINNING at a point on the southerly side of Old Charlotte Road, now Stewart Street, 42 feet east from the northwest corner of Lot 7; thence easterly, with the south line of Stewart Street, 40.5 feet to a point; thence southerly and parallel with the west line of Lot No. 7, 125 feet more or less to a point about half way between said Stewart Street and Charlotte Pike; thence westerly and parallel with Charlotte Pike, 40.5 feet to a point; thence northerly in a straight line, 125 feet more or less to the beginning.

TRACT 2: BEGINNING at a point 27 feet east of the southwest corner of Lot 7, in the north margin of Charlotte Pike and running thence easterly with the margin of said Pike, 55.5 feet to a point; thence northerly to the southeast corner of Tract 1, above described; thence westerly with the south line of Tract 1 above, and said line extended 55.5 feet more or less; thence southerly to the point of beginning.

Being the same property conveyed to Sam Knight by deed from John C. Jenkins, Jr. and J. Campbell Jenkins of record in Book 3852, page 267, Register's Office for Davidson County, Tennessee.

This is unimproved property fronting on Charlotte Pike, Nashville, Tennessee.

TRACT 3: Land in Davidson County, Tennessee being the easterly half of Lot No. 7 on the Map of Boyd Cockrill Spring Tract, as of record in Book 21, page 40, Register's Office for said County, described according to a survey made by George W. Watkins, Surveyor, November 4, 1955 as follows:

Beginning on the northerly margin of Charlotte Avenue at the corner of lots Nos. 6 and 7; thence with the line between said two lots northwardly 245.9 feet to the southerly margin of Felicia, formerly Stewart Street; thence with the southerly margin of said Street, south 65° west 82.5 feet; thence southwardly 238.5 feet to the northerly margin of Charlotte Avenue; thence with said Avenue, eastwardly 82.5 feet to the beginning.

Being the same property conveyed to Sam Knight by two deeds, one from Bettie Wilson, widow of Jesse Wilson, deceased, of record in Book 2540, page 249, Register's Office for said County, and the second deed from John B. Cobb, County Court Clerk, conveying the interest of Jesse Wilson's estate in said property of record in Book 2540, page 597, Register's Office for said County.

This is unimproved property fronting on Charlotte Pike, Nashville, Tennessee.

Conveyance is made subject to an easement for sewer crossing established by Ordinance 565, Ordinance Book 1, Page 306, Office of City Clerk, Nashville and an easement for gas main, of record in Book 1450, Page 556, R.O.D.C., Tennessee.

PARCEL 373

Land in Davidson County, Tennessee, being part of Lot No. 7 on the plan of Boyd Cockrill Spring Tract, as of record in Book 21, page 40, Register's Office for said County, described as follows:

Beginning on the northerly margin of the Charlotte Pike on the dividing line between Lot Nos. 7 and 8; thence with the northerly margin of said Pike eastwardly 27 feet to the southwest corner of a part of said Lot No. 7 conveyed to Richard S. West and wife, by deed from Mary A. Ferring and husband, of record in Book 387, page 506,

said Register's Office; thence with said westerly line northwardly 125 feet, more or less, to a corner in said West's property; continuing with said West property eastwardly 15 feet [should read thence with said westerly line northwardly 107 feet, more or less, to a corner in said West's property; continuing with said West property eastwardly 15 feet. Preparer's Note, Harwell Barr Martin & Stegall, July 3, 1984]; thence northwardly 125 feet, more or less, to the southerly margin of Stewart Street, or the Old Charlotte Road; thence with said street westwardly 42 feet to the corner of said Lots Nos. 7 and 8; thence with the line between said two lots southwardly 250 feet, more or less, to the beginning.

Included in the above description, but expressly excluded therefrom is the following: Being a part of Lot No. 7 on the Plan of the Boyd Cockrill Spring Tract, as of record in Book 21, page 40, Register's Office for Davidson County, Tennessee, as follows:

Beginning on the northerly margin of Charlotte Avenue at the corner of Lots Nos. 7 and 8; thence with the line between said two lots, northwardly 125 feet, more or less, to a point; thence eastwardly 27 feet, more or less, to the northwest corner of the property conveyed to Richard S. West and wife, by deed from Mary A. Ferring and husband, of record in Book 387, page 506, said Register's Office; [should then read thence southwardly 125 feet, more or less, running parallel to said line between Lots Nos. 7 and 8. Preparer's Note, Harwell Barr Martin & Stegall, July 3, 1984]; thence with West's northerly margin of Charlotte Avenue; westwardly 27 feet to the beginning.

Being the same property conveyed to Sam Knight and wife, Angie Knight by deed from Frank Oliver Bates and Joseph Norman Bates of record in Book 5071, page 598, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2511 Felicia Street, Nashville, Tennessee

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. And we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same are unencumbered, except for 1984 taxes to be prorated as of the date of this deed. 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 Grantee, its heirs and assigns against the lawful claims of all persons, whomsoever.

As to that property described above as being owned by Sam Knight individually, Angie Knight joins herein for the purpose of releasing and conveying any and all marital rights she may have in said property.

WITNESS our hands this 20 day of July, 1984.

Sam Knight
SAM KNIGHT

Angie Knight
ANGIE KNIGHT

OFFICIAL RECEIPT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Gay Watson, a Notary Public of said County, Sam Knight and wife, Angie Knight, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 1984.

Gay Watson
Notary Public

My Commission Expires:

July 27, 1986

* * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration for this transfer or value of property (whichever is greater) is $ 425,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Jim Knight

Sworn to and subscribed this 20th day of July, 1984.

Gay Watson
Notary Public

My Commission Expires:

July 27, 1986

CS/ska

RUSH

I 37820

IDENTIF. REFERENCE

JUL 20 3 55 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

07/20 1126.50- CHECK

9526

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6343 PAGE 179

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
			425000.00- CONT.	
			1105.00 CSTAX	
			.50 PRFEE	
			21.00 WDEED	
			CHECK 1126.50-	
			5626A07/20/84 CAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 37820 I

IDENTIF. REFERENCE

JUL 20 3 55 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0054626