WARRANTY DEED

Please Mail Back To
DOAK & HOLLAND
2740-A Old Lebanon Road
Nashville, Tenn. 37214

FROM JOE M. McKNIGHT AND PEGGY M. McKNIGHT

ADDRESS NEW OWNER(S) AS FOLLOWS: BOOK 6489 PAGE 825

Cynthia Gail McKnight & Patricia Joyce McLean

SEND TAX BILLS TO:

Fidelity Federal S. & L. 401 Union St., Nashville, TN 37219

PREPARED BY: 37214

DOAK & HOLLAND, ATTORNEYS 2740-A OLD LEBANON RD NASHVILLE TN

MAP-PARCEL NOS: 953/48

I 8 2 0 6 0

IDENTIF. REFERENCE

FEB 6 11 21 AM '85
DAVIDSON COUNTY, TN

STATE OF TENNESSEE COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ NONE-In-Family Transfer complying with Court Orders Affiant Joe M. McKnight

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2-7-85 DATE

Rose Ann Mabrit NOTARY PUBLIC

7-18-87 COMMISSION EXPIRES

AFFIX SEAL

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND and IN CONSIDERATION OF compliance with a property settlement agreement DOLLARS

JOE M. McKNIGHT and PEGGY M. McKNIGHT GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said CYNTHIA GAIL McKNIGHT AND PATRICIA JOYCE McKNIGHT, as tenants in common their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

One-half undivided interest in and to Lot 124, Map of Merry Oaks Subdivision, as of record in Book 1835, Page 67 & 68, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description

BEING the same property and interest therein conveyed to Joe M. McKnight and wife, Peggy M. McKnight by deed from W. H. McKnight and wife, Hatha D. McKnight of record in Book 4701, Page 481, Register's Office for Davidson County; this conveyance being subject to the following:
(1) Grantors reserve unto Joe M. McKnight the right to live in said home for the duration of his lifetime so long as he makes the payments on the mortgage on said home, including the taxes and insurance thereon so as not to cause it to be placed in foreclosure and so long as he maintains said home according to the standard required by the mortgage holder; and,
(2) Grantors hereby restrict remaindermen from filing suit for partition of the premises during the life of Joe M. McKnight unless jointly with life tenant; and,
(3) Grantor, Joe M. McKnight, agrees hereby that in event he becomes the owner of the other one-half undivided interest in said property by purchase, inheritance or Will or otherwise, he shall not file a partition suit unless jointly with the remaindermen.
(4) This conveyance is subject to the existing mortgage indebtedness on the premises which Joe M. McKnight agrees to pay when and as due.
(5) Restrictions of record in Book 416, Page 145; amended in Book 1876, Page 264, and matter on Plat of Record in Book 1835, Page 67 & 68, Register's Office for Davidson County, Tennessee.

02/05 5.00- CHECK

unimproved ( )
This is improved (x) property, known as 200 Fairway Drive, Nashville, TN 37214
Number Street City State Zip

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CYNTHIA GAIL McKNIGHT and PATRICIA JOYCE McLEAN as tenants in common, subject to (1) through (5) preceeding heirs, successors and assigns, forever.

AND we do covenant with the said CYNTHIA GAIL McKNIGHT AND PATRICIA JOYCE McLEAN, as tenants in common that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except of record.

AND we do(es) further covenant and bind ourselves, and our heirs and representatives, to WARRANT and forever defend the title to the said land to the said grantees their heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand s this 4th day of February, 19 85.

JOE M. McKNIGHT: Joe M. McKnight

PEGGY M. McKNIGHT: Peggy M. McKnight

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

JOE M. McKNIGHT

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE City TENNESSEE State

this 4 day of Feb 19 85

7/21/88 Comission Expires

A Phillips Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PEGGY M. McKNIGHT

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 Nashville, Tennessee, this 7th day of February, 19 85.

Rose Ann Mabbitt Notary Public

Commission Expires 7-18-87