This instrument was prepared by Jerry W. Hamlin, Atty., Ashland City, Tenn. 37015

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mr. and Mrs. Billy Todd Knight (NAME)	TENN. Housing (NAME)	Map 8
Baxter Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 1.
Joelton, Tenn. 37080 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ONE DOLLAR AND NO/100 ($1.00)

DOLLARS

Cash in hand paid, and other good and valuable consideration, we, Ben Knight, and wife, Agnes Knight,

J 1 3 7 9 5

IDENTIFICATION REFERENCE

JUN 10 10 43 AM '85

DAVIDSON COUNTY, TN

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have bargained and sold, and by these presents do transfer and convey unto the said Billy Todd Knight and wife, Marsha Knight, their

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

Tract 1 of the Ben Knight property:
BEGINNING at an iron spike in the centerline of a proposed 20-foot wide access road, said spike being in the property conveyed to Ben Knight, clyde Knight, and Edgar Knight by deed from H. H. Knight and wife, Mildred J. Knight, of record in Book 805, Page 292 of the Register's Office of Davidson County, Tennessee;
Said spike in hte proposed access road is referenced from a spike located in the centerline of Baxter Road at a point that is 430 feet east of the centerline of Long Creek by the following calls;
BEGINNING at said spike in the centerline of Baxter Road, thence, N. 17° 14' 13" E. 301.78 feet to a spike; thence, N. 21° 12' 36" E. 98.55 ft. to a spike; thence, N. 9° 00' 58" E. 487.11 ft. to said spike, the point of beginning; thence with the centerline of the proposed access road, N. 9° 00' 58" E. 297.99 feet to a spike; thence, S. 89° 18' 07" E. 494.30 ft. to an iron pin; thence, N. 15° 28' 03" E. 380.51 ft. to an iron pin; thence, S. 77° 57' 01" E. 320.0 ft. to an iron pin; thence S. 15° 28' 03" W. 838.37 ft. to an iron pin; thence, N. 74° 32' 55" W. 390.0 ft. to an iron pin; thence, N. 71° 57' 46" W. 374.29 ft. to the point of beginning, containing 10.01 acres, more or less.
Being a portion of the same property conveyed to Ben Knight and wife, Agnes Knight, by deed from Clyde Knight and wife and Edgar Knight and wife, of record in Book 1117 Page 672, Register's Office of Davidson County, Tennessee.
Included with the conveyance is a 20 foot wide ingress/egress and utility access easement across the aforementioned Ben Knight property; the centerline of said easement is described as follows:
Beginning at the hereinbefore referenced spike in the centerline of Baxter

(continued on next page)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham

The actual consideration or value whichever is greater, for this transfer is $10,000.00

Subscribed and sworn to before me, this the 18 day of June 19 85

Billy Todd Knight
Affiant

My commission expires: ~~6/10/87~~

(Affix Seal)

B. Edwards - Dep. Reg.
Notary Public

Road; thence, along an existing farm access road, N. 17° 14' 13" E. 301.78 ft. to a spike; thence N. 21° 12' 36" E. 98.55 ft. to a spike; thence N. 9° 00' 58" E. 487.11 ft. to a spike at the southwest corner of Tract No. 1.
Also included with this conveyance is a 10 foot wide ingress/egress utility access easement across Tract No. 1 to the southerly boundary of Tract No. 2, said easement lies parallel to and at all times 10 feet in width from the following described line;
BEGINNING at the hereinbefore mentioned spike in the southerly boundary of Tract No. 1; thence, N. 9° 00' 58" E. 297.99 ft. to a spike.
Also included with this conveyance is a 10 foot wide ingress/egress and utility access easement across Tract No. 2 from the southerly boundary of Tract No. 2 northwardly and being 10 feet in width and west of the following described line;
BEGINNING at the hereinbefore mentioned spike in the southerly boundary of Tract No. 1; thence N. 9° 00' 58" E. 297.99 feet to a spike.
The above description is according to a survey by William M. Keel, dated June 11, 1985.

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 Billy Todd Knight and wife, Marsha Knight and their *heirs and assigns, forever.*

And we *do covenant with the said* Billy Todd Knight and wife, Marsha Knight, *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, Ben Knight and wife, Agnes Knight, *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Billy Todd Knight and wife, Marsha Knight, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 14 *day of* June, *19* 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ben Knight Ben Knight

Agnes Knight Agnes Knight

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ }
CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ben Knight and wife, Agnes Knight

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

Witness my hand and official seal at Ashland City, Tennessee, this 14 day of June, 1985.

Rebecca Stewart, Notary Public.

Commission Expires 6/10/87

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.....

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WARRANTY DEED

FROM

BEN KNIGHT AND WIFE,

AGNES KNIGHT

TO

BILLY TODD KNIGHT AND

WIFE, MARSHA KNIGHT

PIONEER NATIONAL TITLE INSURANCE COMPANY

Public Square Building
344 Fourth Avenue North
NASHVILLE, TENNESSEE 37219
Phone 259-2290

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

10000.00- CAMT.
26.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 38.50-
9209A06/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 137 95

IDENTIF. REFERENCE

JUN 18 10 43 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 145614