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file #2

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ } SUMNER

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

$66,500.00 Patsi B. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 19 85

Notary Public

MY COMMISSION EXPIRES: 5-13-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATSI B. GREGORY, ATTORNEY, 2 International Plaza Drive, Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Mr. & Mrs. Knapp (NAME)	Colwell Financial Corporation (NAME)	49-234
3783 Knight Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 353 (STREET ADDRESS)	12D-82235
Whites Creek, TN 37189 (CITY) (STATE) (P. O. ZIP)	Louisville, KY (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, Ronald J. Maffei and wife, Joann Maffei

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rick Lester Knapp and wife, Robin Ann Knapp

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:

LAND in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by James E. McAleer, Jr., dated December 2, 1985, as follows:

BEGINNING at an iron pin in the easterly margin of Knight Road said point being approximately 6400 feet, more or less, from Whites Creek Pike, thence north 82 degrees 00' 27" West 789.39 feet to an iron pin set; thence north 52 degrees 09' 32" East 631.33 feet to an iron pin in the easterly margin of Knight Road; thence running along Knight Road South 27 degrees 10' 27" East a distance of 394.79 feet to the point of beginning, and containing 4.22 acres, more or less.

BEING the same property conveyed to the grantors herein by deed of record in Book 6598, page 42, said Register's Office.

This conveyance is made subject to any and all existing easements and restrictions of record in said Register's Office.

This is ( ) unimproved, (XXX) improved property, known as 3783 Knight Road, Whites Creek, TN 37189
(House Number) (Street) (P. O. Address) (City or Town) (Postal 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 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 4th day of December, 19 85

Ronald J. Maffei
RONALD J. MAFFEI

Joann Maffei
JOANN MAFFEI

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STATE OF TENNESSEE
~~Davidson County~~ Sumner County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald J. Maffei and wife, Joann Maffei

the bargainor s, 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 Hendersonville, Tennessee, this 4th day of December 19 85

Commission expires 5-13-89

Notary Public

* (or proved to me on the basis of satisfactory evidence)

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

(this oath) (himself) (they)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

6 0 0 9 8

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

Dec 11 12 08 PM '85

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN

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2
N

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

68500.00- CONT.
172.90 CSTAX
.50 PRFEE
6.00 MBEED
CHECK 179.40-
62140 12/11/95 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 0 9 8

IDENTIFICATION REFERENCE

DEC 11 12 05 PM '95

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 200219