THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

# WARRANTY DEED

| Address of New Owner(s): | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Jeffrey McKnight<br>917 SHELBY AVE<br>NASHV. TN. ~~37210~~ 37206 | Same | Map 82-16<br>Parcel 366 |

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, Mary F. Taylor, unmarried,

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Jeffrey McKnight and wife, Vernell P. McKnight

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Map of W. W. Totten's Addition of record in Book 57, page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Mary F. Taylor by deed from Thomas W. Williams of record in Book 7895, page 79, Register's Office for Davidson County, Tennessee.

Taxes for the year 1989 are prorated and assumed by the Grantees herein.

House is sold as is.

unimproved ( )
This is improved (x) property, known as 917 Shelby Avenue

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 assigns, to warrant and defend title 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 hands this 31ST day of July, 1989.

Mary F. Taylor
MARY F. TAYLOR

54992

Aug 3 12 22 PM '89

2352 08/03 0101 03CHECK 105-67

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary F. Taylor, the within named 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 31ST day of July, 1989.

My Commission Expires:

1-25-93

NOTARY PUBLIC

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $29,900.00.

Vernell P. McKnight

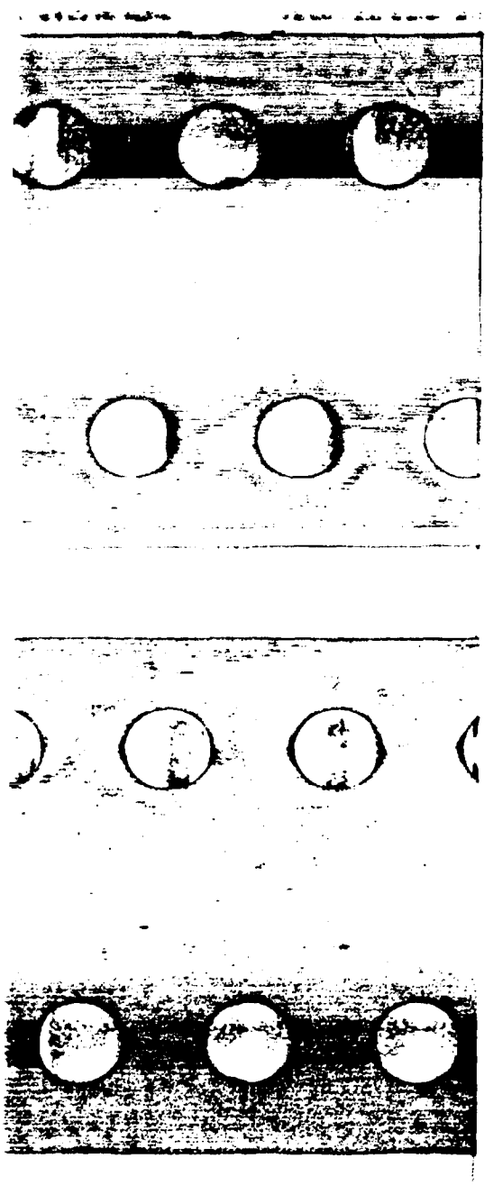
AFFIANT

Subscribed and sworn to before me this 31ST day of July, 1989.

My Commission Expires:

1-25-93

NOTARY PUBLIC



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7906 PAGE 585

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

CAMT 29900.00
CON TX 98.67
PRFEE 1.00
WDEED 6.00
TOTAL 105.67
CHECK 105.67

08/03/89 01 12:23 0001 2352

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4.992

IDENTIFICATION

AUG 3 12 22 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY

No. 235682