BOOK 7934 PAGE 167 BOX 15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,900.00

Billy B. Knight
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF September, 19 89.

Lee E. Cranford
Notary Public

MY COMMISSION EXPIRES: November 21, 1992
(AFFIX SEAL)

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Lee E. Cranford, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Billy B. Knight (NAME)	Security Federal Savings & Loan (NAME)	Map 161-6
5124 Ashley Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 305171 (STREET ADDRESS)	Parcel 38
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37230-5171 (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, James H. Segars and wife, Susan N. Segars

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy B. Knight and wife, Anita L. Knight

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 Davidson County, Tennessee, being Lot No. 113, on the Plan of Huntington Park, Section 1, as of record in Book 4175, page 10, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Ashley Drive, the northwest corner of Lot No. 113, thence with the north line of said lot easterwardly 133.0 feet to a concrete monument; thence south 3 degrees 05 feet west 150.06 feet to a concrete monument in the northerly margin of an unnamed road; thence with margin of same westwardly 95.9 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve northwestwardly 38.2 feet to a concrete monument in the easterly margin of Ashley Drive; thence with the margin of same northwardly 126.0 feet to the point of beginning.

Being the same property conveyed to James H. Segars and wife, Susan N. Segars by deed from Stanley J. Lambert and wife, Mary Isabelle Lambert of record in Book 7318, Page 393, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7368, page 565 , Register's Office for Davidson County Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

This is unimproved ( ) improved (XX) property, known as 5124 Ashley Drive, Nashville, TN 37211
(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 their hand S this 6th day of September, 19 89

James H. Segars
James H. Segars

Susan N. Segars
Susan N. Segars

STATE OF ~~TENNESSEE~~ } MARYLAND
~~Davidson~~ County } Montgomery

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Segars and wife, Susan N. Segars

the bargainor S, 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 and official seal at Chevy Chase ESB 11345 Seven Locks Rd Potomac Md ~~Nashville~~ this 5th day of September 19 89.

Commission expires SHEILA ANDERSON NOTARY PUBLIC STATE OF MARYLAND My Commission Expires: July 1, 1990

Notary Public

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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 _____.

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

James H. Segars and wife, Susan N. Segars

TO

Billy B. Knight and wife, Anita L. Knight

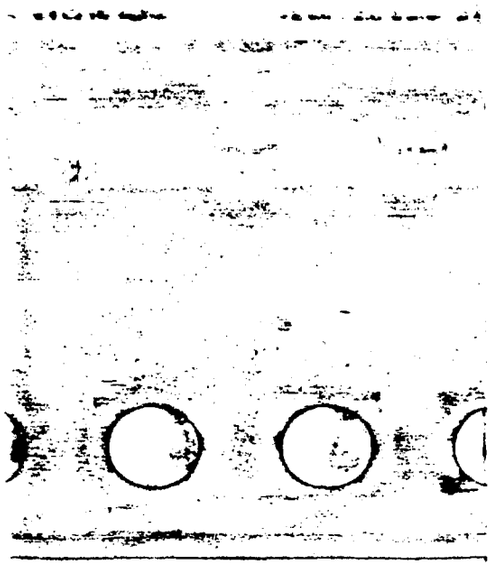
Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

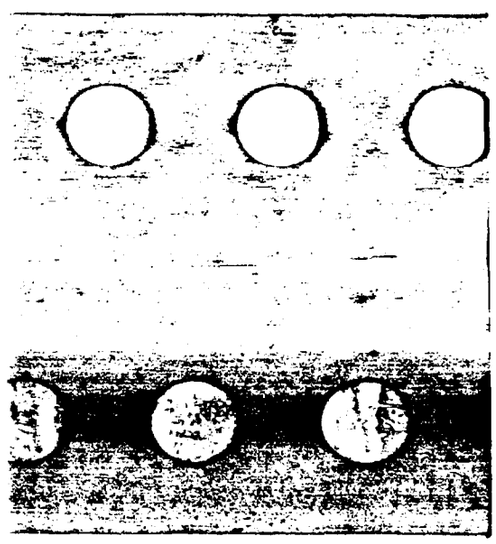
IDENTIFICATION REFERENCE

05 09/80 0101 05CHECK 333.37

Sep 8 | 41 PM '89

PELLA L. WILSON, REGISTER
DAVIDSON COUNTY, TN





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 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	98900.00
			CON TX	326.37
			PRFEE	1.00
			WDEED	6.00
			TOTAL	333.37
			CHECK	333.37
09/08/89		01	13:41 0001	3005

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 7 0 4

IDENTIFI REFERENCE

SEP 8 1 41 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 247020