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FILE BOX 40

FORM No. WD-1

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Donald A. Knight
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November 19 89

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE. TN. 37203

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Donald A. Knight (NAME)	First Republic Mortgage (NAME)	75-5-85
190 Bonnafield Drive (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	4D 34596
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Kettering, Ohio 45440 (CITY) (STATE) (ZIP)	

FOR AND 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, Billy Joe Agnew, Sr. and wife, Sadie B. Agnew

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald A. Knight and wife, Carolyn W. 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.

Being Lot No. 933 on the Map of Hermitage Hills Subdivision, Section 8, as of record in Book 3600, page 24, Register's Office for said County.

Said Lot No. 933 fronts 93 feet on the westerly margin of Bonnafield Drive and extends back 140.0 feet on the southerly line and 154.35 feet on the northerly line to a dead line in the rear, on which it measures 77.99 feet.

Being the same property conveyed to Billy Joe Agnew, Sr. and wife, Sadie B. Agnew by deed from A. H. Johnson and wife, Malvin Johnson of record in Book 3903, page 578, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3643, page 243 said Register's Office.

85957

IDENTIF. TREFERENCE

DEC 1 8 29 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

0597 12/01 0101 03CHECK 254.50

This is unimproved ( ) improved (XX) property, known as 190 Bonnafield Drive, Hermitage, TN 37076
(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 29th day of November, 19 89

Billy Joe Agnew, Sr.

Sadie B. Agnew

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Joe Agnew, Sr. and wife, Sadie B. Agnew

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 Nashville, Tennessee, this 29th day of November 19 89

Commission expires _____

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

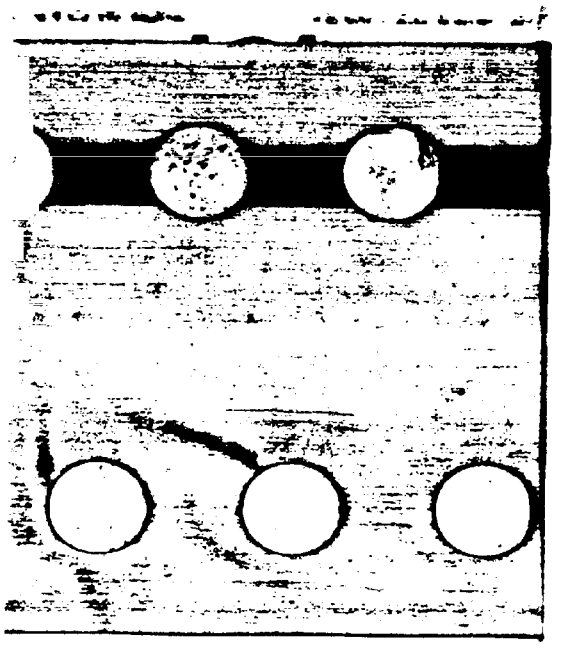
WARRANTY DEED

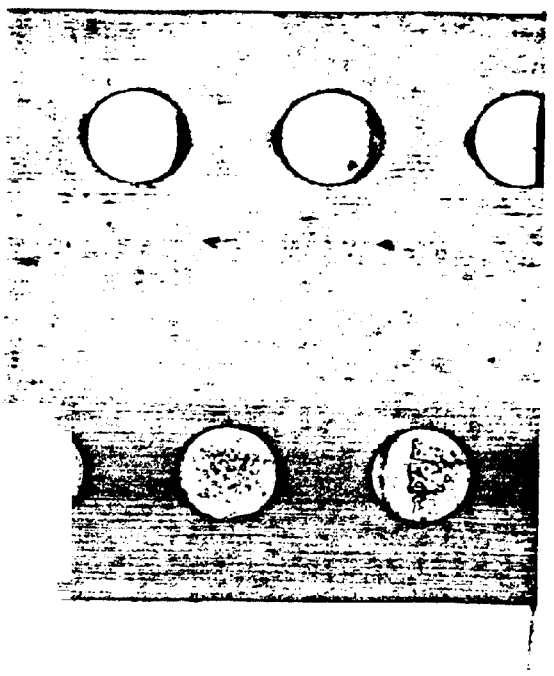
FROM
Billy Joe Agnew, Sr. and wife, Sadie B. Agnew

TO
Donald A. Knight and wife, Carolyn W. Knight

RETURN TO:
Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law





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 75000.00
CON TX 247.50
PRFEE 1.00
WDEED 6.00
TOTAL 254.50
CHECK 254.50

12/01/89 01 08:26 0001 0597

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85957

IDENTIF. REFERENCE

Dec 1 8 29 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 271816