**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 122,500.00

James A. Knight
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 29th day of August 1994

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| JAMES A. KNIGHT<br>909 Fatherland Street<br>Nashville, Tennessee 37206 | CTX MORTGAGE COMPANY<br>5200 Maryland Way Suite 108<br>Brentwood, Tennessee 37027 | MAP 82-16<br>PARCEL 184 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED AND NO/100---------- ($ 122,500.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we , STEPHEN W. SCATES AND WIFE, LAURA J. BROOKHART SCATES hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES A. KNIGHT, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 89 on the Plan of Barrow's Addition to Edgefield of record in Book 1, page 13, Chancery Court for said County.

SAID Lot No. 89 fronts 50.0 feet on the northerly margin of Fatherland Street and extends back between parallel llines 170.0 feet to an alley.

BEING the same property conveyed to Stephen W. Scates and wife, Laura J. Brookhart Scates, by deed from John P. Isenhour and wife, Judith C. Isenhour, of record in Book 6356, page 407, Register's Office for Davidson County, Tennessee.

94 AUG 30 AM 8:36 REGISTER DAVIDSON COUNTY, TN.

85942 IDENTIF. & REFERENCE

462.25

This is improved property known as 909 Fatherland Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Barrow's Addition to Edgefield of record in Book 1, page 13, Chancery Court for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 29th day of August, 19 94.

STEPHEN W. SCATES

LAURA J. BROOKHART SCATES

MITCHELL A. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**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 STEPHEN W. SCATES AND WIFE, LAURA J. BROOKHART SCATES, 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 this 29th day of August, 19 94.

My Commission Expires: November 22, 1997

Notary Public

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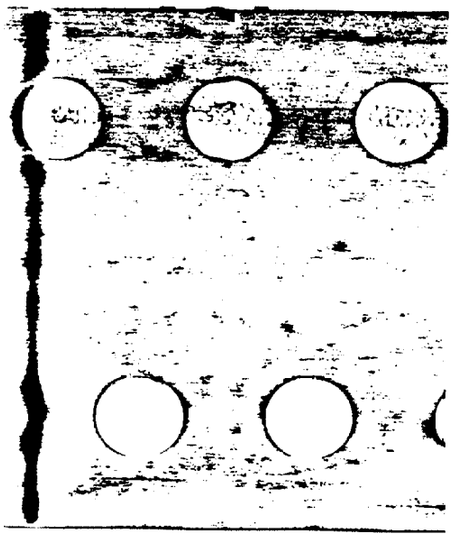
**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

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 _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public



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

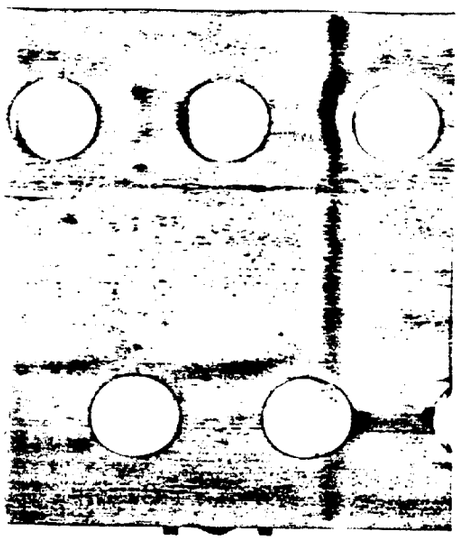
RECEIVED OF _____

FOR _____

BOOK 9449 PAGE 672

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|



| | |
|---|---|
| DAMT | 122500.00 |
| CON TX | 453.25 |
| PRFEE | 1.00 |
| ~~MTGFEE~~ | ~~8.00~~ |
| ~~TOTAL~~ | ~~462.25~~ |
| CHECK | 462.25 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/30/94 01 08:35 0001 3103

85942
IDENTIF. ↑ REFERENCE

94 AUG 30 AM 8:36 -
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 829494