BOOK 9572 PG 828

Box 15
JR

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

**SPECIAL WARRANTY DEED**

Address New Owner(s) as follows: STEVE SIRLS, 3706 Richland Avenue, Nashville TN 37205

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. Field Book No. 26W 02190, Map No. 104-09, Parcel No. 63.

For and in consideration of the sum of ONE HUNDRED SIXTY FIVE THOUSAND ($165,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, LINDA B. RIGGS, Executrix and Testamentary Trustee under the Last Will and Testament of SARAH E. KNIGHT, deceased, hereinafter referred to as Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto STEVE SIRLS, his heirs and assigns, hereinafter referred to as Grantee, a certain tract or parcel of land in Davidson County, State of Tennessee, being improved real property known as **3706 Richland Avenue, Nashville, Davidson County TN 37205**, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, STEVE SIRLS, his heirs and assigns, forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, that she has a good right to convey it, and that the same is unencumbered, except as shown herein. Grantor does further covenant and bind herself/her heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by LINDA B. RIGGS, Executrix and Testamentary Trustee under the Last Will and Testament of SARAH E. KNIGHT, Deceased, and does not extend to any previous time thereto.**

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** my hand this 11 day of January 1995.

Linda B. Riggs, Extry

**LINDA B. RIGGS**, Executrix and Testamentary Trustee under the Last Will and Testament of **SARAH E. KNIGHT**, Deceased

STATE OF Virginia
~~COUNTY~~ OF Hampton City

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **LINDA B. RIGGS, Executrix and Testamentary Trustee under the Last Will and Testament of SARAH E. KNIGHT, Deceased,** with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument as Executrix and Testamentary Trustee under the Last Will and Testament of SARAH E. KNIGHT, Deceased, for the purposes therein contained and being authorized to do so.

Witness my hand and official seal at ~~Nashville~~ Hampton, Virginia, ~~Tennessee~~, this 11th day of January 1995.

Donald H. Weaver
Notary Public

My commission expires 8-31-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $165,000.00.

Affiant

Subscribed and sworn to before me this 17th day of January 1995.

Notary Public

My commission expires Oct 2, 1996

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

95 JAN 17 PM 3:58

25965

IDENTIFICATION REFERENCE

PI: Knt - 111 Knight SMD

**EXHIBIT A**

3706 Richland Avenue, Nashville, Davidson County, Tennessee 37205

Land in Davidson County, Tennessee, being Lot No. 161 of Block 8 and Division "A" on the Plan of Richland Realty Co. of record in Book 161, page 151, Register's Office for said County, and being more particularly described as follows, to wit:

BEGINNING on the northerly margin of Richland Avenue at a point 200 feet westerly from the northwest corner of Richland Avenue and Craighead Street; thence running westerly from the northern margin of Richland Avenue 50 feet to a point; thence northerly and parallel with Craighead Street 192-1/2 feet to an alley 15 feet wide; thence easterly with said alley 50 feet to a point; thence southerly and parallel to Craighead Street 192-1/2 feet to the beginning.

Being the same property conveyed to Mary M. Knight and husband, W. E. Knight, by deed from David G. Brandon and wife, Leone D. Brandon, as shown of record in Book 519, page 137, Register's Office for Davidson County, Tennessee.

W. E. Knight and William E. Knight are one and the same person. W. E. Knight predeceased his wife, Mary M. Knight.

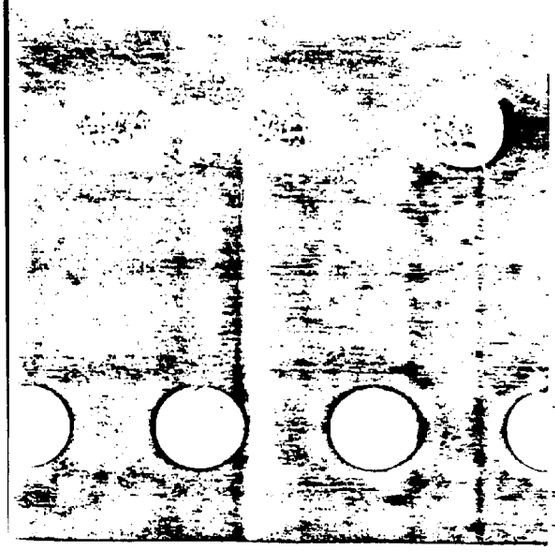
Mary M. Knight and Mary Margaret Smith Knight are one and the same person. Mary Margaret Smith Knight died intestate on 26 June 1952.

Said Sarah E. Knight died on 15 February 1993.

The above described real property is being sold pursuant to and by Order of Sale signed and entered by the Probate Court on 18 November 1994, as shown of record in Minute Book 389, page 231, Probate Court, and Amended Order of Sale signed and entered by the Probate Court on 18 November 1994, as shown of record in Minute Book 389, page 241, Probate Court, and a Second Amended Order of Sale signed and entered by the Probate Court on 29 November 1994, as shown of record in Minute Book 389, page 458, Probate Court, in the matter of The Estate of SARAH E. KNIGHT, Deceased, LINDA B. RIGGS, Executrix and Testamentary Trustee Under the Last Will and Testament of SARAH E. KNIGHT, Deceased, v. MARY LOU KNIGHT BRANAN, WILLIAM KNIGHT, HAROLD (CHIP) KNIGHT, ARTHUR BRANAN, JR., Executor under the Last Will and Testament of ROBERT H. KNIGHT, Deceased, and RUTH KNIGHT, Probate Court for Davidson County, Tennessee, No. 93P-1528.

1673 11:27 1:01 93CHECK 523.50

R: \bet \!!! knight.SMD



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

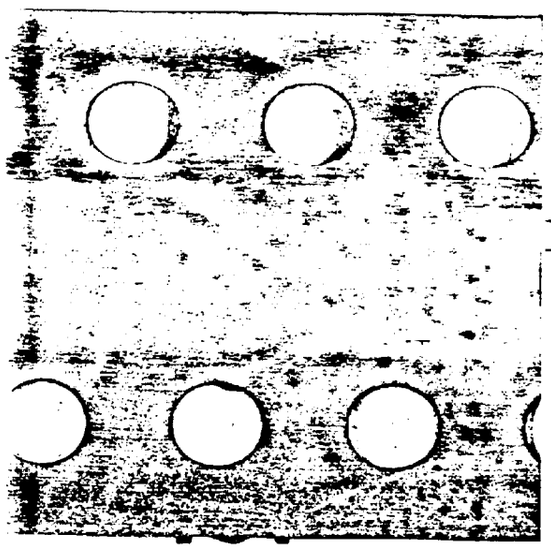
RECEIVED OF _____

FOR _____

BOOK 9572 PG 831

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



CAMT 165000.00
CON TX 610.50
PRFEE 1.00
WDEED 12.00
TOTAL 623.50
CHECK 623.50

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

25965
IDENTIF. & REFERENCE

95 JAN 17 PM 3:58

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 872523