BOOK 9575 PG 418

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Carnes D. Flatt	First American National Bank	MAP and PARCEL
Peggy P. Flatt	Attn: Tax Dept.	
303 Rising Sun Lane	300 Deaderick Street	064-02-0-021.00
Old Hickory, TN 37138	Nashville, TN 37237	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, , Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Felix E. Knight and Helen H. Knight, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Carnes D. Flatt and Peggy P. Flatt, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 117, on the Plan of Brandywine Farms, Section 6, as of record in Book 4350, Page 99, Register's Office for said County.

Said Lot No. 117 fronts 150.0 feet on the northerly margin of Rising Sun Lane and extends back 254.2 feet on the westerly line and 210 feet on the easterly line to a broken line in the rear measuring 229.3 feet.

Being the same property conveyed to Felix E. Knight and wife, Helen H. Knight, by deed from Mary M. Bendgen, of record in Book 5426, Page 285, Register's Office for Davidson County, Tennessee.

This is property with a common address of 303 Rising Sun Lane, Old Hickory, TN 37138.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 4350, Page 89, said Register's office and all matters therein; 3) Deed of Conveyance-Water Main Easement of record in Book 3841, Page 333, said Register's office.

95 JAN 20 PM 1:12

DAVIDSON COUNTY, TN

REGISTER

26910

IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $155,000.00

Carnes D. Flatt
Affiant

Subscribed and sworn before me this 19th day of January, 1995.

Dawn Eubanks
Notary Public

My Commission Expires: 1-24-98

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
LARGE SEAL

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **19th** day of **January, 1995.**

Felix E. Knight

Felix E. Knight

Helen H. Knight

Helen H. Knight

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Felix E. Knight and Helen H. Knight, husband and wife** , with whom I am personally acquainted, or who 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 **Nashville,**, Tennessee, this **19th** day of **January, 1995.**

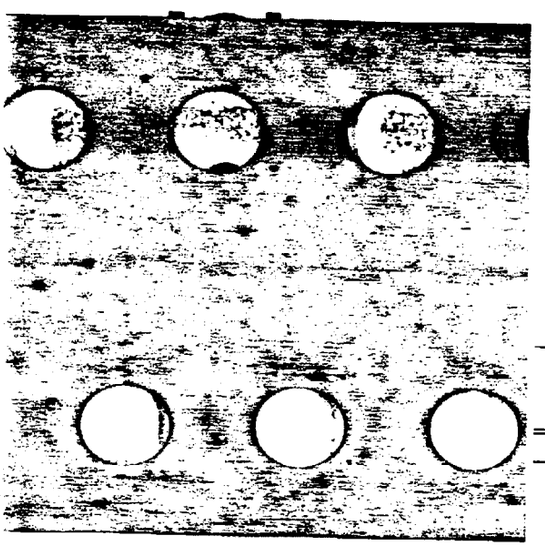
Dawn Eubanks

Notary Public
My Commission Expires: 1-98

DAWN EUBANKS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

File No. 9501-012

3850 01/20 0101 03CHECK 582.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

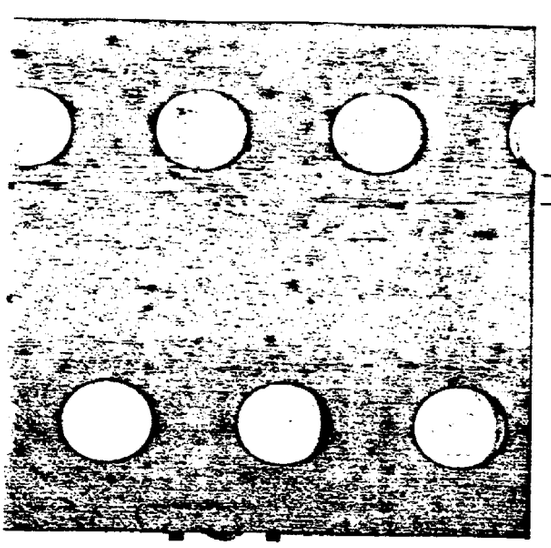
RECEIVED OF _____

FOR _____

BOOK 9575PG420

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 155000.00
CON TX 573.50
PRFEE 1.00
WDEED 8.00
CHECK 382.50
CHECK 382.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/20/95 01 13:42 0001 3850

26910
IDENTIF. & REFERENCE

95 JAN 20 PM 1:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 873663