27750

IDENTIF. # REFERENCE

THIS INSTRUMENT PREPARED BY:
WILLIAMS, SMITH, & DOZIER, P.C.
Post Office Box 190632
Nashville, Tennessee 37219-0632

95 JAN 24 PM 3:31

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 9577 PG 855

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Teresa E. Strickland 713 Honey Grove Court Antioch, TN 37013	First American Bank First American Ctr. Nashville, TN 37237	Map # 162-16D Parcel # 93CO

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, SHEILA LATTURE KNIGHT and husband, JOHN EDWARD KNIGHT, do hereby transfer and convey unto TERESA E. STRICKLAND, UNMARRIED, her successors and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Honey Brook, Section 3, a Planned Unit Development, as of record in Book 7900, Pages 379 - 380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Sheila H. Latture by deed from Barry Construction Company of record in Book 8867, Page 408, Register's Office for Davidson County, Tennessee. The said Sheila H. Latture and Sheila Latture Knight are one and the same person. The said John Edward Knight joins in this conveyance to transfer any marital interest he may have in said property.

This is improved property known as 713 Honey Grove Court, Antioch, Tennessee, 37013.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said TERESA E. STRICKLAND, her heirs, successors and assigns forever.

The undersigned covenant with the said TERESA E. STRICKLAND, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1995 which are prorated to the date of closing and assumed by the Grantee.

2. Matters set forth on the Plan of Honey Brook, Section 3, of record in Book 7900, Pages 379 & 380, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage of record in Book 9466, Page 781, Register's Office for Davidson County, Tennessee.

4. Declaration of covenants, conditions, and restrictions of record in Book 8289, Page 145, Book 8298, Page 198, and Book 8434, Page 447, Register's Office for Davidson County, Tennessee.

5. By-laws of record in Book 8289, Page 165, Register's Office for Davidson County, Tennessee.

Except as set forth above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said TERESA E. STRICKLAND, her heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 23rd day of January, 1995.

Sheila Latture Knight
SHEILA LATTURE KNIGHT
by Vickie K. Holmes att'y in fact

John Edward Knight
JOHN EDWARD KNIGHT
by Vickie K. Holmes att'y in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L. Barnard, a Notary Public in and for the County and State within named VICKIE HOLMES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of SHEILA LATTURE KNIGHT, the bargainor, as her attorney-in-fact and as the free act and deed of the within named SHEILA LATTURE KNIGHT.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of January, 1995.

Elizabeth L. Barnard
Notary Public

My commission expires: 1/30/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L. Barnard, a Notary Public in and for the County and State within named VICKIE HOLMES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of JOHN EDWARD KNIGHT, the bargainor, as his attorney-in-fact and as the free act and deed of the within named JOHN EDWARD KNIGHT.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of January, 1995.

Elizabeth L. Barnard
Notary Public

My commission expires: 1/30/97

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $128,900.00.

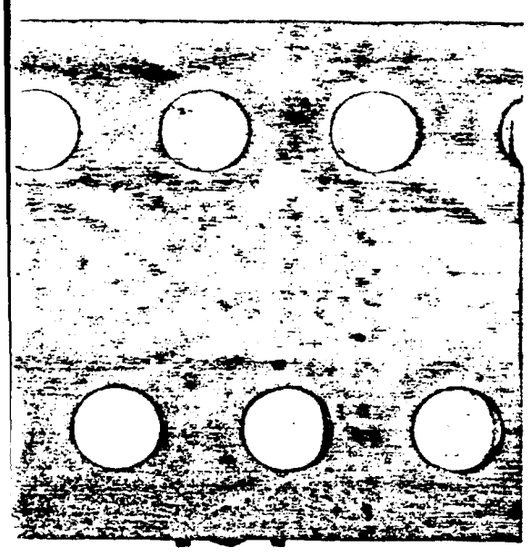
Teresa E. Strickland
TERESA E. STRICKLAND

Sworn to and subscribed before me this 23rd day of January, 1995.

Elizabeth L. Barnard
NOTARY PUBLIC
My Commission Expires: 1/30/97

4778 01/24/95 0101 03CHECK 485.93





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9577 PG 857

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	
				128900.00
			CON TX	476.93
			PRFEE	1.00
			WDEED	8.00
			TOTAL	485.93
			CHECK	485.93
01/24/95	01		15:30 0001	4778

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27750
IDENTIF. ↑ REFERENCE

95 JAN 24 PM 3:31

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

No. 874582