BOOK 9946PG342

**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 $ 36,403.16

Affiant

Subscribed and sworn to before me, this 12th day of February 1996

Notary Public

My Commission Expires: 11-22-97

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| ANDY KNIGHT<br>903 W. Cahal Avenue<br>Nashville, Tennessee 37206 | Leader Federal Bank<br>P.O. Box 1860<br>Memphis, Tennessee 38101 | MAP 61-11<br>PARCEL 82 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of THIRTY SIX THOUSAND FOUR HUNDRED THREE AND 16/100---------- ($ 36,403.16 ) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, PAULA R. GRIFFIN, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ANDY KNIGHT AND JON HASENFUSS, BOTH UNMARRIED, as Joint Tenants with Right of Survivorship 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. 25 on the Plan of I.C. McMahan's Subdivision of Maplewood Lands of record in Book 547, page 78, Register's Office for Davidson County, Tennessee.

SAID Lot No. 25 fronts 100.0 feet on the northerly margin of McMahan Avenue and extends back between parallel lines 296.0 feet to a dead lnie in the rear.

BEING the same property conveyed to Paula R. Griffin by deed from Louise C. Davis of record in Book 7982, page 722 and by Final Divorce Decree of record in Book 9921, page 210, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust in favor City Federal Savings Bank of record in Book 7982, page 725, said Register's Office, and subsequently assigned to Fleet Real Estate Funding Corporation of record in Book 8069, page 986, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved property known as 903 W. Cahal Avenue, 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 GRANTEEs, their heirs and assigns, forever.

GRANTOR COVENANTs with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has 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 I.C. McMahan's S/D of Maplewood Lands of record in Book 547, page 78, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s herself , her heirs and representatives to warrant and forever defend the title to the said GRANTEE s , their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 12th day of February, 19 96 .

PAULA R. GRIFFIN

JON HASENFUSS

ANDY KNIGHT

MITCHELL A. WATTS 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 PAULA R. GRIFFIN, UNMARRIED and JON HASENFUSS and ANDY KNIGHT, 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 12th day of February , 19 96 .

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 ____.

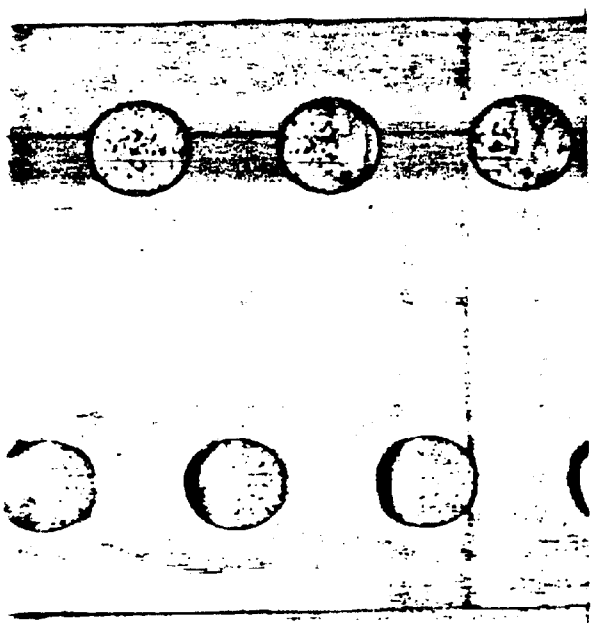
My Commission Expires: _____

Notary Public

011996 4
IDENTIFICATION REFERENCE

96 FEB 13 AM 10: 18
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7545 02/13 0101 03CHECK 143.70



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

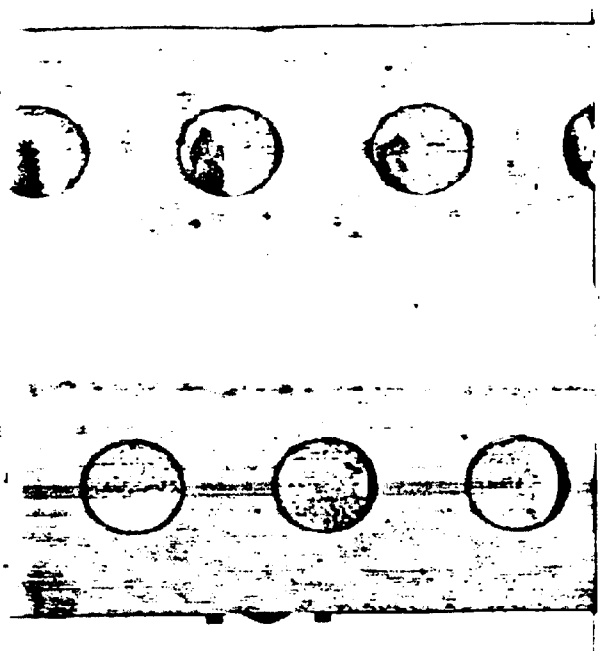
RECEIVED OF _____

FOR _____

BOOK 9946 PG 344

| | | |
|---|---|---|
| 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 36403.16
CON TX 134.70
PRFEE 1.00
WDEED 8.00
TOTAL 143.70
CHECK 143.70

02/13/96 01 10:20 0001 7545

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 FEB 13 AM 10 8
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0149964
IDENTIF. # REFERENCE

**No.** 1005744