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FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0165845

IDENTIF. + REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 37542
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen Knight 1124 Biltmore Drive Nashville, TN 37204	First Republic Mortgage Corporation 3310 West End Ave., Ste. 480 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 131-12-43 16DA 38001

WARRANTY DEED

4590 04/01 0101 03CHECK 416.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dawn E. Wells, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen Knight, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Battery Park of record in Plat Book 1130, page 103, said Register's Office.

SAID Lot No. 1 fronts 129.2 feet on the northerly margin of Biltmore Drive and extends back 200 feet on the easterly line and 202.6 feet on the westerly line to a dead line in the rear, measuring 90 feet thereon.

BEING the same property conveyed to Dawn E. Wells, by deed from John Franklin Hood and wife, Ruth M. Hood, of record in Book 5092, page 665, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 1124 Biltmore Drive, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26TH day of March, 1996.

Dawn E. Wells

BOOK 9997 PG 426

State of CALIFORNIA
County of LOS ANGELES

On this 26TH day of March, 1996, before me the undersigned authority, personally appeared **Dawn E. Wells**, ~~to me known~~ (or proved to me on the basis of satisfactory evidence) to be the person~~(s)~~ described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 10-29-99

Notary Public

SHAHID GATTA
COMM. #1087429
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires OCT. 29, 1999

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 110000.00

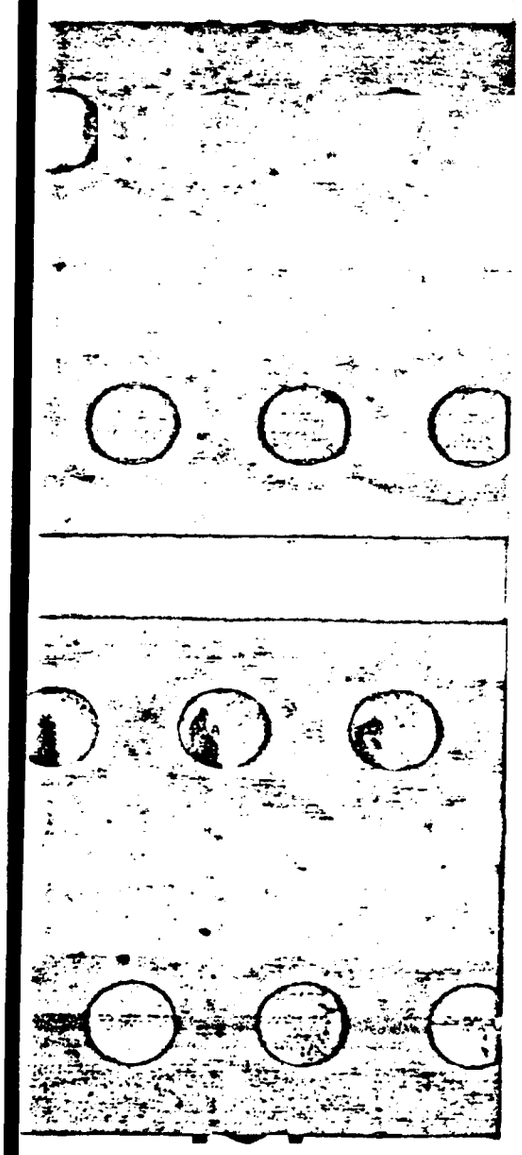
Affiant

Sworn and subscribed before me on the 29th day of March, 1996.

Notary Public

My Commission Expires:

PERCY WILKINS JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
EXP. 7/27/98



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

RECEIVED OF _____

FOR _____

BOOK 9997 PG 427

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
110000.00
CON TX 407.00
PRFEE 1.00
MTEED 8.00
TOTAL 416.00
CHECK 416.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165845
IDENTIF. ↑ REFERENCE

96 APR -1 AM 11:09
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1022597