WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

James H Knight
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES June 10, 1998
(AFFIX SEAL)

MAJ

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
JAMES H. KNIGHT (NAME)	HOME MORTGAGE, INC. (NAME)	MAP 52-16
1236 BERWICK TRAIL (ADDRESS)	118 ARROWHEAD DRIVE (ADDRESS)	PARCEL 75.00
MADISON, TENNESSEE 37115 (CITY) (STATE) (ZIP)	HENDERSONVILLE, TN 37075 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JULIE BOYTE, KAREN CARTER AND B. J. LAMAR, HEIRS OF THE ESTATE OF PATRICIA ANN RONEY AND KAREN CARTER AS EXECUTRIX OF THE ESTATE OF PATRICIA ANN RONEY HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. KNIGHT AND WIFE, ROBBIE L. KNIGHT

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:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Marlin Meadows, Section IV of record in Book 2133, page 66 and 67, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Don G. Roney and wife, Patricia B. Roney by deed from Jerome Messina and wife, Joan C. Messina of record in Book 4748, page 173, and by Quitclaim Deed from Don Gary Roney to Patricia B. Roney of record in Book 7889, page 474, Register's Office for Davidson County, Tennessee. The said Patricia B. Roney a/k/a Patricia Ann Roney having since died leaving said property to Julie Boyte, Karen Carter and B.J. Lamar by Last Will and Testament of record in Will Book 194, page 377, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2196, Page 35 and Book 2204, page 339, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

Patricia B. Roney and Patricia Ann Roney are one and the same person.

CONTINUED

This is unimproved ( ) improved (X) property, known as 1236 BERWICK TRAIL, MADISON, TENNESSEE 37115
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 30th day of May 19 96

Karen Carter
KAREN CARTER

B.J. LAMAR
By: B.J. Lamar by Karen Carter
KAREN CARTER, ATTORNEY-IN-FACT

JULIE BOYTE
By: Julie Boyte by Karen Carter
KAREN CARTER, ATTORNEY-IN-FACT

Karen Carter - Exec.
KAREN CARTER, EXECUTRIX

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 KAREN CARTER the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30TH of MAY, 1996.

NOTARY PUBLIC DEBRA WICKE

My Commission Expires: 6/10/98

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 KAREN CARTER, EXECUTRIX OF THE ESTATE OF PATRICIA ANN RONEY, a/k/a PATRICIA B. RONEY the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30TH of MAY, 1996.

NOTARY PUBLIC DEBRA WICKE

My Commission Expires: 6/10/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this May 30, 1996, before me personally appeared KAREN CARTER, to me known (or proven to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of JULIE BOYTE, and acknowledged that she executed the same as the free act and deed of said JULIE BOYTE

Witness by hand and official seal at Nashville, Tennessee, this 30TH of MAY, 1996.

NOTARY PUBLIC DEBRA WICKE

My Commission Expires 6/10/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this May 30, 1996, before me personally appeared KAREN CARTER, to me known (or proven to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of B. J. LAMAR, and acknowledged that she executed the same as the free act and deed of said B. J. LAMAR

Witness by hand and official seal at Nashville, Tennessee, this 30TH of MAY, 1996.

NOTARY PUBLIC DEBRA WICKE

My Commission Expires 6/10/98

0188951 IDENTIF. ↑ REFERENCE

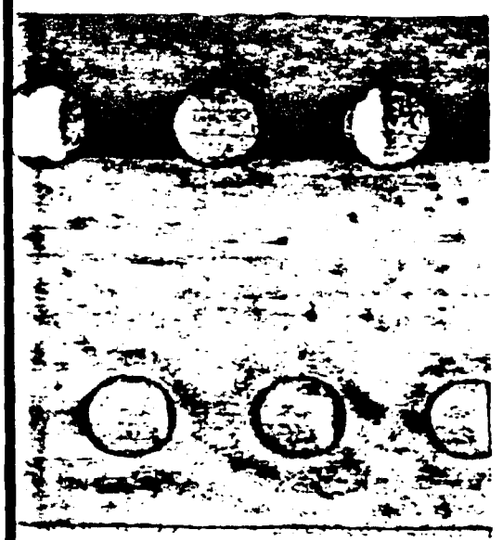
96 JUN -4 PM 4:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

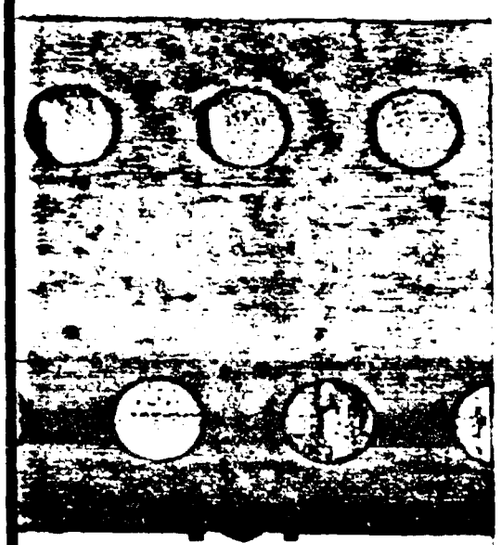
LEGAL DESCRIPTION CONTINUATION

This instrument is being executed in behalf of Julie Boyte, pursuant to a Power of Attorney being filed for record simultaneously herewith.

This instrument is being executed in behalf of B. J. Lamar, pursuant to a Power of Attorney being filed for record simultaneously herewith.

9357 06/04 2:01 33CHECK 364.50





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10074 PG 396

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 95000.00
				CON TX 351.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 364.50
				CHECK 364.50
			06/04/96	01 16:31 0001 9352

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

018895
IDENTIF. ← REFERENCE

96 JUN -4 PM 4:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1047227