0202143

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:

Jones & Shockley
1319 Fifth Avenue North
Nashville, TN 37208

BOOK 10116 PG 990

96 JUL 10 PM 2:25

DAVIDSON COUNTY REGISTER

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL NO:
Timothy S. Knowles and wife, Debora A. Knowles 941 35th Ave. North Nashville, TN 37209	Same	Map 92 Parcel 5-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Sixty Nine Thousand Dollars ($69,000.00).

Affiant

Subscribed to and sworn before me this 8th day of July, 1996.

My Commission Expires: [illegible]

Notary Public

WARRANTY DEED

THIS DEED, made this the 8th day of July, 1996, between William A. Dansby and Pearl Gore Dansby and Timothy S. Knowles and wife, Debora A. Knowles.

WITNESSETH: FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, to me in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **William A. Dansby and Pearl Gore Dansby**, the Grantors herein, their successors, heirs and assigns, have this day bargained and sold, and do hereby transfer and convey to **Timothy S. Knowles and wife, Debora A. Knowles**, the Grantees herein, their successors, heirs and assigns with covenant of general warranty of title, the following described real property:

TRACT I:

Being Lot No. 129 on the Plan of College Hill Subdivision, Section VI, as of record in Book 2330, page 109, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of 35th Avenue North, at the corner of Lots 129 and 130; thence with the margin of said Avenue, southerly 80 feet to a point at the beginning of a curve; thence around said curve, southwesterly 31.42 feet to a point in the northerly margin of Clare Street; thence with the margin of the same westerly 140 feet to a point; thence leaving said Street, northwardly 103.3 feet to the common rear corner of lots 129 and 130; thence with the line between said lots, easterly 134.5 feet to the point of beginning.

Being the same property conveyed to William A. Dansby and Pearl Gore Dansby, by deed from Calvin L. McKissack, Trustee, as of record in Book 4214, page 205, said Register's Office.

TRACT II:

Being the north one-half of Clare Street, as closed by City Ordinance No. 70-1050, a certified copy of which is of record in Book 4405, page 675, said Register's Office, lying west of 35th Avenue North, as shown on the Plan of College Hill, Section V, of record in Book 2900, page 42, and Section VI, as of record in Book 2330, page 109, said Register's Office, and described as follows:

BEGINNING at a concrete monument in the northerly margin of Clare Street, now closed at its entrance to 35th Avenue North, thence with the northerly margin of said Street, closed, South 79° 01' West 150 feet to the westerly terminus of said Street closed; thence with the same, southerly 25 feet to a point; thence North 75° 01' East with center of said street, 170 feet to the westerly margin of 35th Avenue North; thence with the same, northwardly 45 feet to a monument in the westerly margin of 35th Avenue North and the easterly line of Lot No. 129 on the Plan of College Hill, Section VI; thence southwesterly around a curve, 31.42 feet to the point of beginning.

Being the same property vested in William A. Dansby and Pearl Gore Dansby, by virtue of City Ordinance No. 70-1050, a certified copy of which is of record in Book 4405, page 675, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

This conveyance is made subject to all covenants, conditions, restrictions and reservations contained in former deeds and other instruments of record applicable to said property insofar as same are presently binding thereon.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness our hand this 8th day of July, 1996.

William A. Dansby by Edward T. Kindall Attorney
William A. Dansby

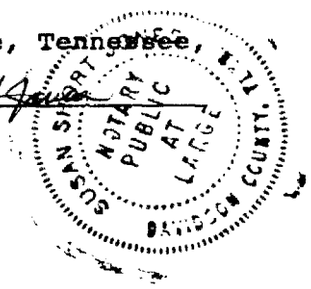
Pearl Gore Dansby by Lucinda E. Smith Attorney-In-Fact
Pearl Gore Dansby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Susan Short Jones, of the state and county mentioned, personally appeared Edward T. Kindall, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged him/herself to be the Authorized Agent and Attorney-In-Fact of William A. Dansby, the within named bargainor, and that he/she as such Authorized Agent and Attorney-In-Fact, executed the foregoing instrument for the purpose therein contained by signing the name of William A. Dansby, as such Authorized Agent and Attorney-In-Fact.

WITNESS my hand and seal, at office in Nashville, Tennessee, on this the 8th day of July, 1996.

Susan Short Jones
Notary Public



My Commission Expires:

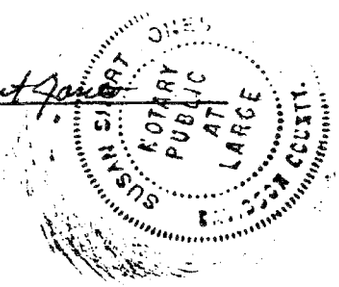
My Commission Expires [illegible] 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Susan Short Jones, of the state and county mentioned, personally appeared Lucinda E. Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged him/herself to be the Authorized Agent and Attorney-In-Fact of Pearl Gore Dansby, the within named bargainor, and that he/she as such Authorized Agent and Attorney-In-Fact, executed the foregoing instrument for the purpose therein contained by signing the name of Pearl Gore Dansby, as such Authorized Agent and Attorney-In-Fact.

WITNESS my hand and seal, at office in Nashville, Tennessee, on this the 8th day of July, 1996.

Susan Short Jones
Notary Public



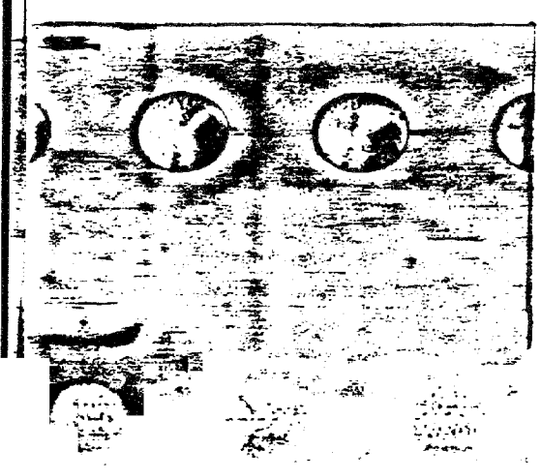
My Commission Expires:

My Commission Expires [illegible] 1997

[illegible] 33CHECK 263 30

[redacted]





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

RECEIVED OF _____

FOR _____

BOOK 10116 PG 993

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 69000.00
CON TX 255.30
PRFEE 1.00
WDEED 12.00
TOTAL 268.30
CHECK 268.30

07/10/96 01 14:34 0001 3626

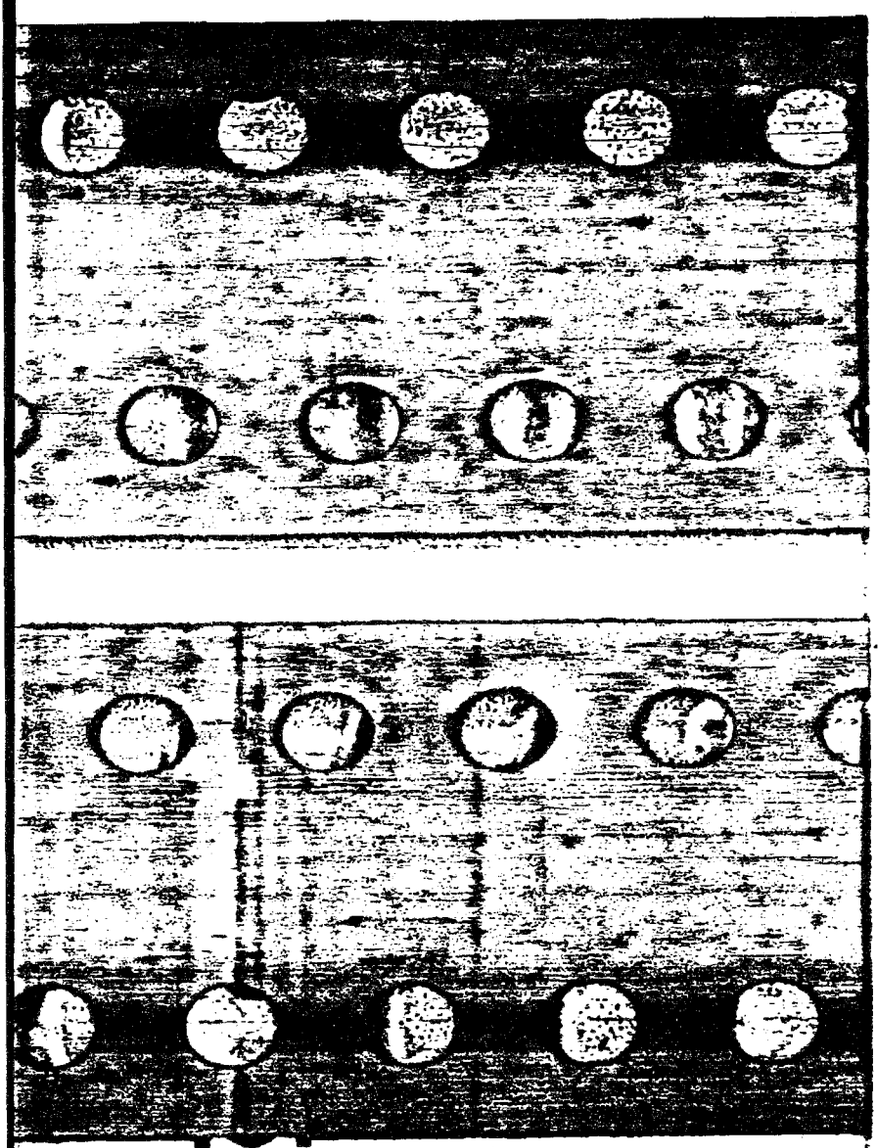
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0202143
IDENTIF. # REFERENCE

96 JUL 10 PM 2:25

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

No. 1061329



BOOK 10116 PG 994

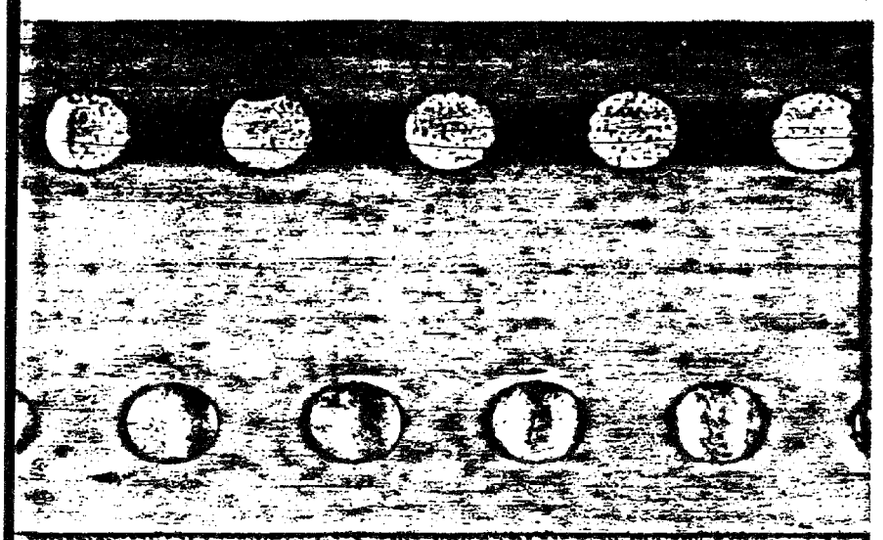
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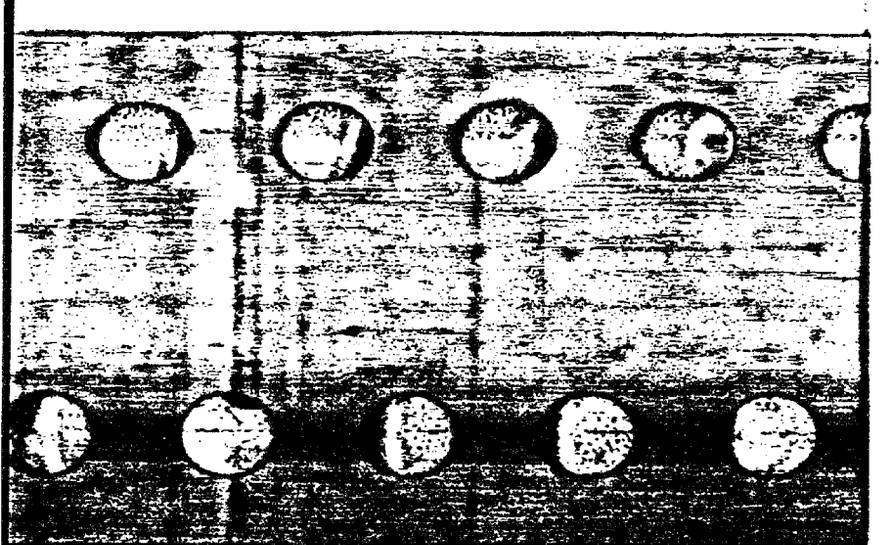
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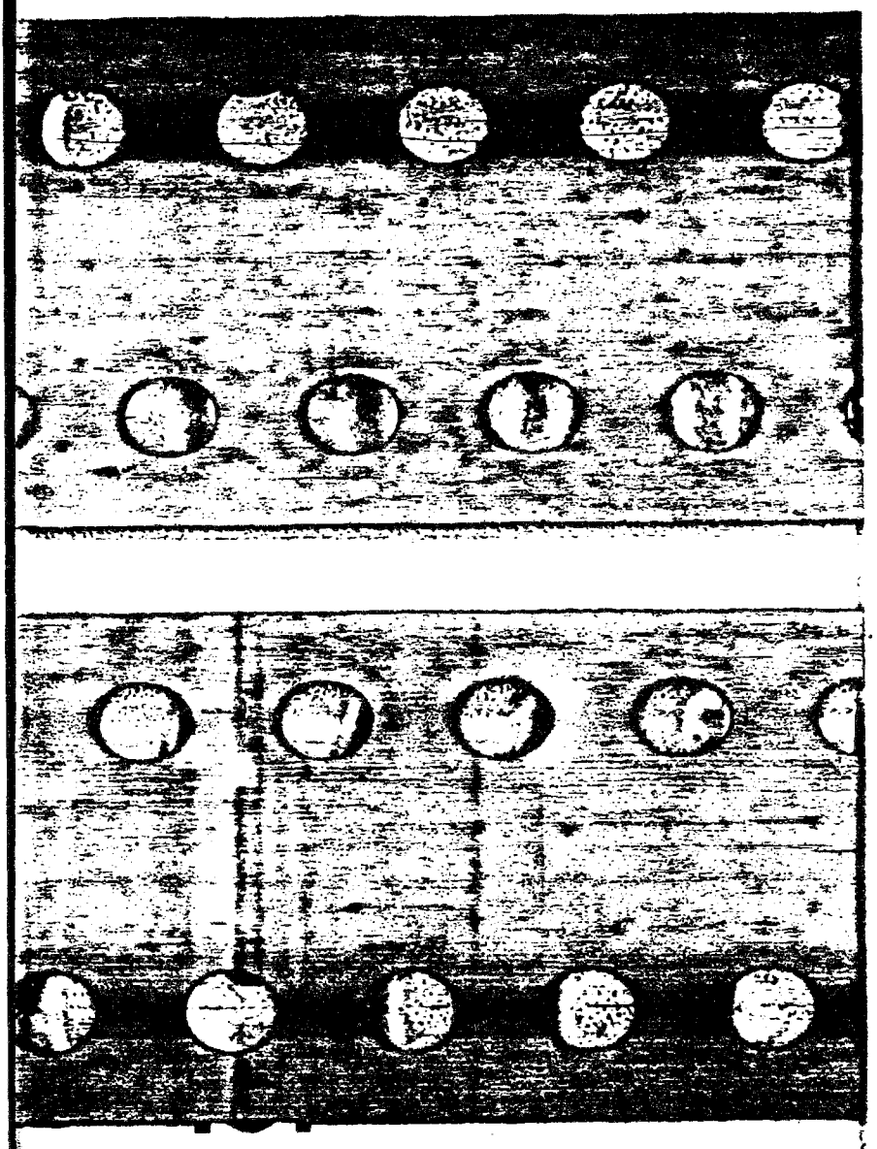
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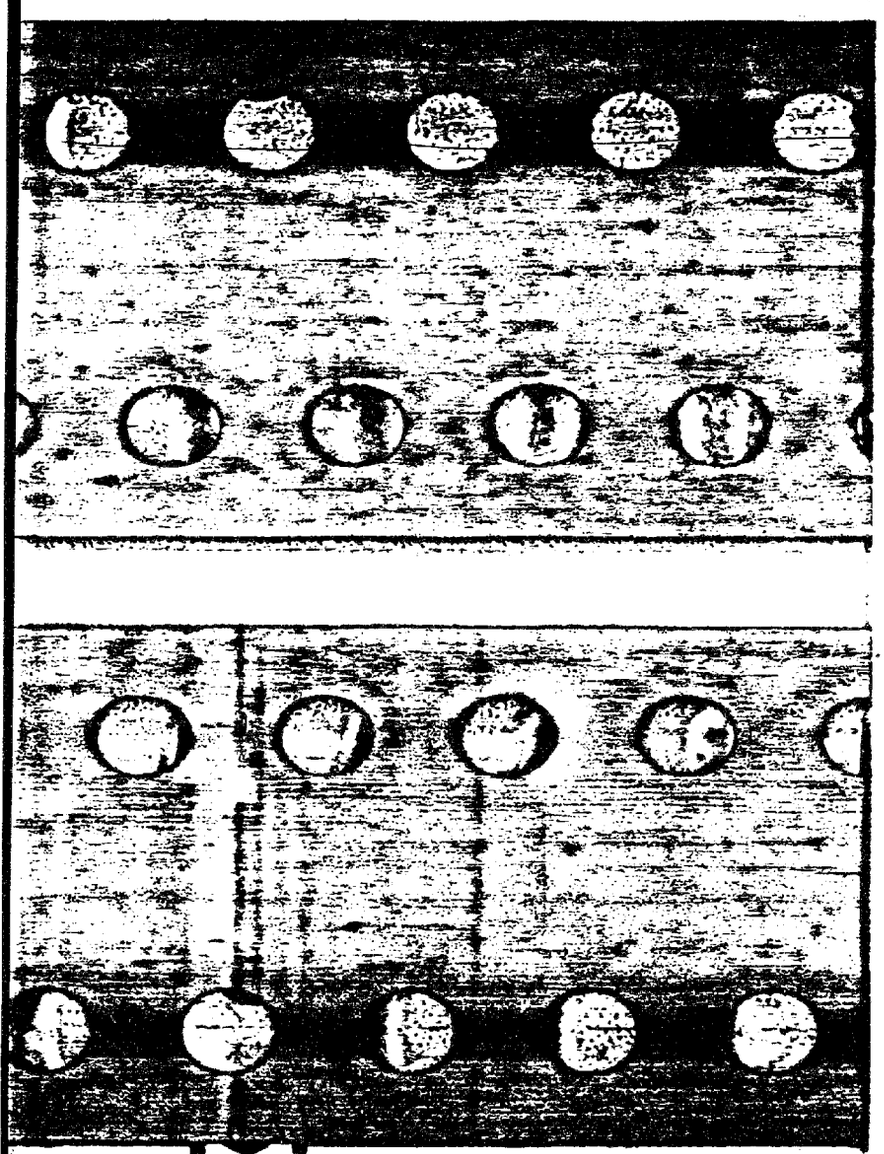
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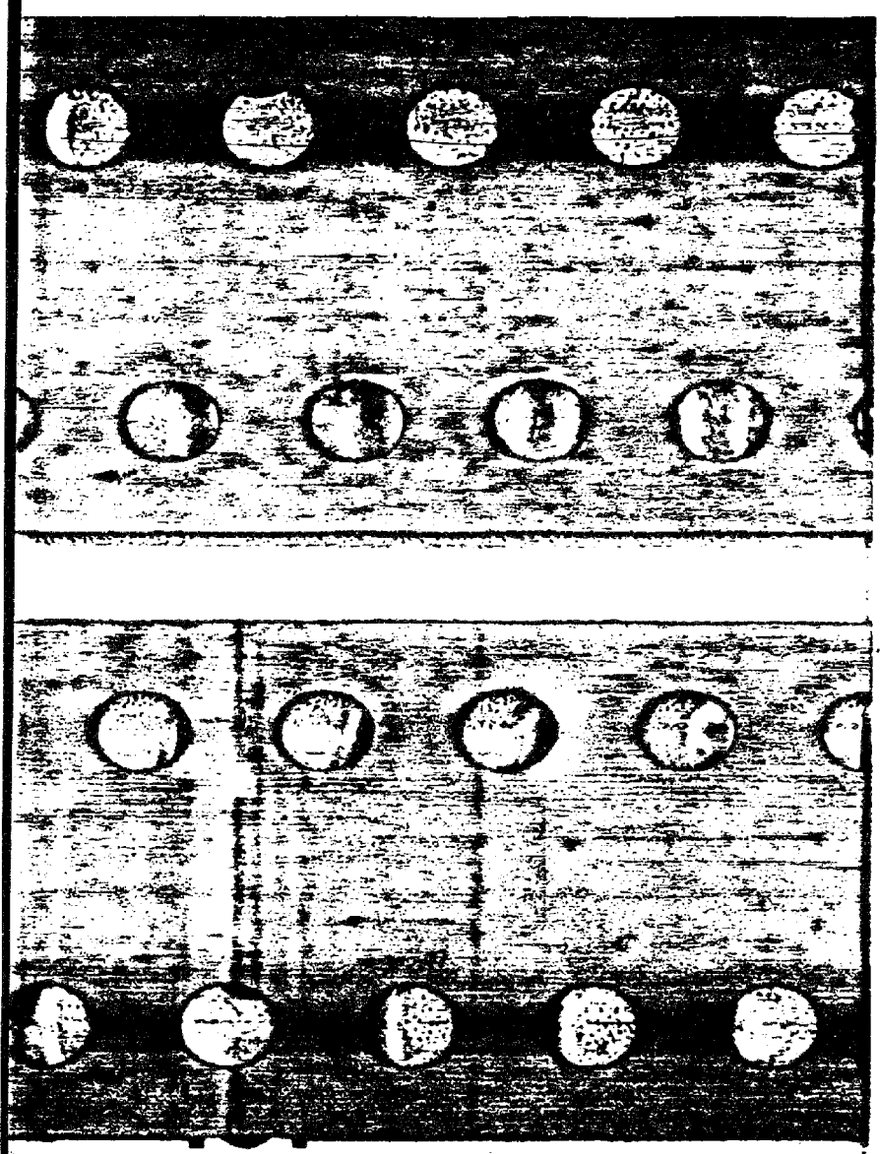
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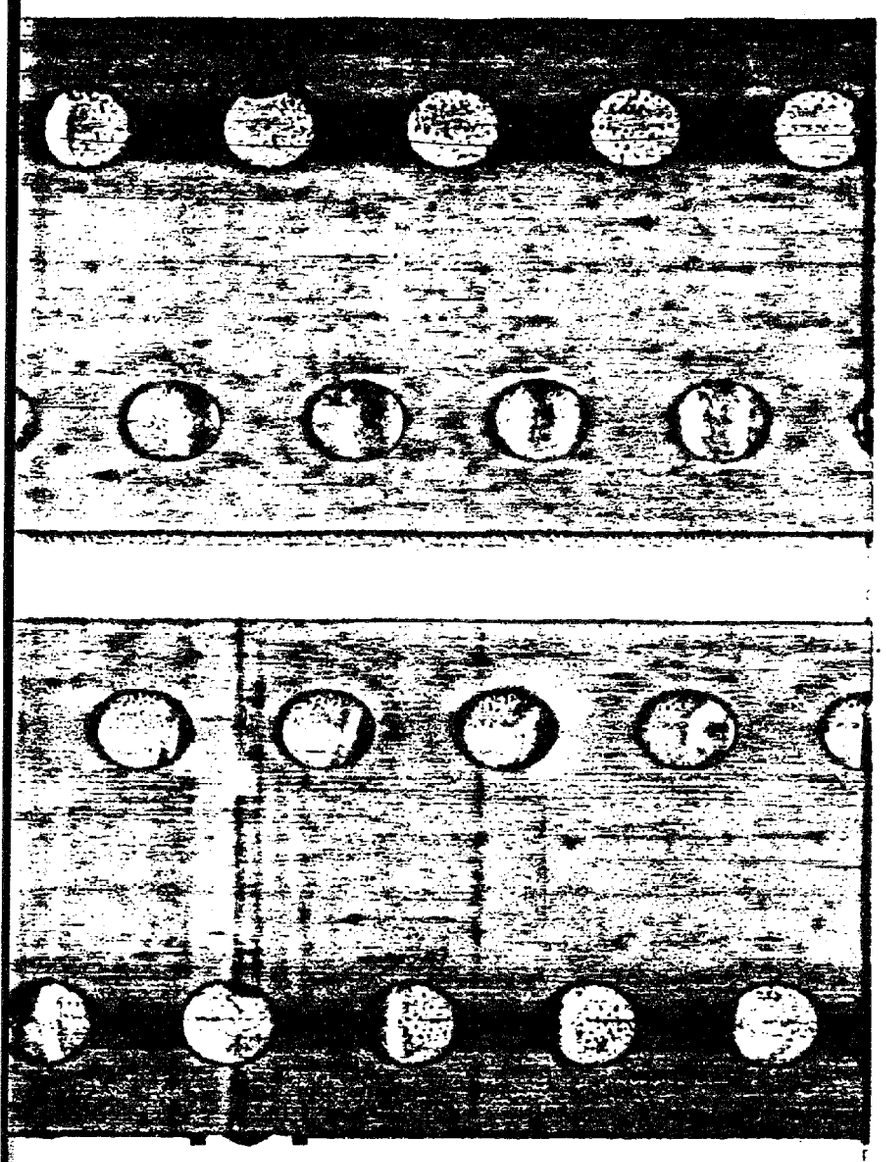
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BOOK 10116 PG 999