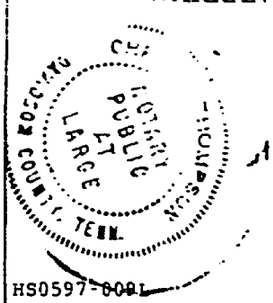
OFF REC

BOOK 10504 PG 42

Box 591

WARRANTY DEED



HS0597-0001

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Terry Knepper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June 19 97

Notary Public

MY COMMISSION EXPIRES: March 21, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
HUNTER SHORT, ATTORNEY, 3721-A West End Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Knepper (NAME)	(NAME)	MAP 69-8
PO Box 147 (ADDRESS)	P.O Box 147 (ADDRESS)	PARCEL 8
Whites Creek Tn 37189 (CITY) (STATE) (ZIP)	Whites Creek, Tn 37189 (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, Nathan Wall, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry Knepper and wife, Donna Knepper

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:

PROPERTIES, FACILITIES AND INTEREST OF GRANTOR, AS OWNER, SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND CONVEYED HEREUNDER, which property and land is more fully described as follows, to-wit:

Being a 0.60 more or less acre tract of land lying in the First Civil District of Davidson County, Tennessee, and being the Mobil Oil Corporation property, which is of record in Book 4592, Page 449, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the Easterly margin of Clarksville Pike and lying 179.76 feet more or less Northerly of the Northerly margin of West Hamilton Road, said point being a common corner of the James Alvin Crossman, et. ux. Property as of record in Book 5055, Page 85, Register's Office for Davidson County, Tennessee, and also being the most Northwesterly corner of the herein described tract; thence leaving the said Easterly margin of Clarksville Pike and continuing with the common line of the aforementioned James Alvin Crossman, et. ux. Property South 81 degrees 15 minutes 00 seconds East a distance of 149.54 feet to an existing iron pin, said point being a common corner of the aforementioned James Alvin Crossman, et. ux. Property and being the most Northeasterly corner of the herein described tract; thence with the common line of the aforementioned James Alvin Crossman, et. ux. Property South 5 degrees 28 minutes 30 seconds East a distance of 137.50 feet to a point, said

CONTINUED

This is improved (X) unimproved ( ) property, known as 3900 Clarksville Highway, Nashville, Tennessee 37218
(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 my hand this 12th day of June, 19 97

Nathan Wall
Nathan Wall

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 Nathan Wall, unmarried

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 19 97.

Commission expires March 21, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

Notary Public

LEGAL DESCRIPTION CONTINUATION

point being on the Northerly margin of West Hamilton Road and being the most Southeasterly corner of the herein described tract and being a common corner of the aforementioned James Alvin Crossman, et. ux. Property; thence with the said Northerly margin of West Hamilton Road South 84 degrees 31 minutes 29 seconds West a distance of 157.00 feet to a point; thence leaving the said Northerly margin of West Hamilton Road with a right-of-way return curve to the right having a radius of 25.00 feet, a chord bearing of North 43 degrees 21 minutes 45 seconds West and a chord distance of 39.46 feet to a point on the Easterly margin of Clarksville Pike; thence with the said Easterly margin of Clarksville Pike North 8 degrees 45 minutes 00 seconds East a distance of 147.63 feet to the point of beginning containing 0.60 more or less acres.

The above legal description being the same as used in the prior deed of record.

The above referenced property is investment property and has never been used by Grantor as a residence.

Being the same property conveyed to Nathan Wall, an individual by deed from Mobil Oil Corporation of record in Book 6877, Page 347, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

6828 06/24 0101 03CHECK 656-50

IDENTIF. & REFERENCE 031926.2

97 JUN 24 PM 3:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

OFF REC

OFF REC

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

BOOK 10504 PG 44

RECEIVED OF _____

FOR _____

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	
				175000.00
			CON TX	647.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	656.50
			CHECK	656.50
06/24/97	01		15:27 0001	6828

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

031 9262
IDENTIF. ↑ REFERENCE

97 JUN 24 PM 3:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1166656