BOOK 10518 PG 124

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE. THE BUYER HAS BEEN NOTIFIED OF AVAILABILITY OF OWNER'S TITLE INSURANCE AND DOES NOT DESIRE SUCH COVERAGE.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

X Herbert D Kneeland, III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES: October 2[illegible] 1998
(AFFIX SEAL)

MICHAEL T. [illegible] NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert D. Kneeland, III (NAME)	New Owner (NAME)	118-07-146.00
609 West Iris Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(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, Herbert D. Kneeland, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herbert D. Kneeland, III and wife, Judith W. Kneeland

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. 19, Block C, on the Plan of Berry Hill Gardens Subdivision, of record in Book 1130, Page 36, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Azalea Place, at the common corner of Lots Nos. 18 and 19; thence with said Place, northerly 128.93 feet to the beginning of a curve; thence northeasterly around said curve, having a radius of 20 feet, 31.4 feet, more or less, to a concrete monument in the southerly margin of West Iris Drive; thence with said Drive, easterly 95.74 feet to the corner of Lots Nos. 19 and 20; thence with the line between said two lots southerly 125 feet to the northerly line of Lot No. 18; thence with said line westerly 104.1 feet to the beginning.

Being the same property conveyed to Herbert D. Kneeland, Jr. by deed from W. V. Troxel and wife, Gladys B. Troxel of record in Book 4647, Page 783, said Register's Office.

This conveyance is subject to taxes for 1997 and all matters shown on the Plan of Record.

97 JUL -3 PM 2:47
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0323071

unimproved ( )
This is improved (X) property, known as 609 West Iris Drive, Nashville, TN 37204
(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 2nd day of July 19 97

Herbert D Kneeland, Jr.
Herbert D. Kneeland, Jr.

BOOK 10518 PG 125

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herbert D. Kneeland, Jr.

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 Brentwood, Tennessee, this 2nd day of July, 19 98.

Commission expires October 26, 1998

Notary Public

MICHAEL T. BATE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF

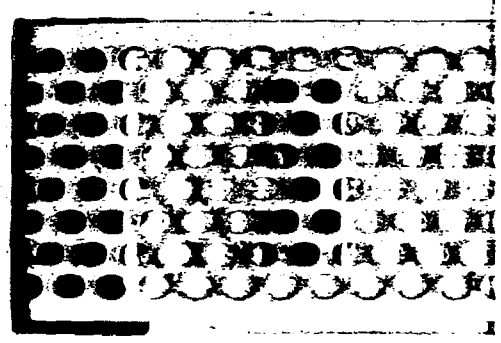
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

0916 07/03 0101 03CHECK 342.00



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

BOOK 10518 PG 126

RECEIVED OF _____

FOR _____

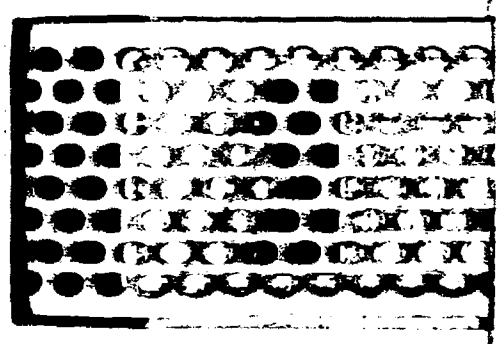
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

07/03/97 01 14:49 0001 0916

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03230711
IDENTIF. & REFERENCE

97 JUL -3 PM 2:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1170886