File Box 9-B
First Title and Escrow Co., Inc.
#14838

THIS INSTRUMENT PREPARED BY:
CANNON, CANNON & COOPER, P.C.
Grayson S. Cannon
1000 Northchase Drive, Suite 110
P. O. Box 749
Goodlettsville, TN 37070-0749
(615) 851-1880

BOOK 10575 PG 76

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel No.
Lois C. Knight	Franklin Am.Mortgage	Map 26-7
109 Asbee Court	214 Overlook Court, #150	Par. 30
Goodlettsville TN 37072	Brentwood, TN 37027	Field Book GO 20429

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we, BEULAH H. SIEBEN, a single person, hereinafter called the GRANTOR, have bargained and sold and by these presents does transfer and convey unto LOIS C. KNIGHT, a single person, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in the Civil District of Davidson County, State of Tennessee, described as follows to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 134 on the Plan of Windsor Green, Phase I, Section II, as of record in Book 6250, page 45, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description of said lot.
>
> BEING the same property conveyed to G. G. Sieben and wife, Beulah H. Sieben, by deed from John Hunter Butterworth and wife, Eva Gail Butterworth, of record in Book 8057, page 453, Register's Office for Davidson County, Tennessee; the said G. G. Sieben since having died.

The property described herein is subject to any and all restrictions and easements of record, including the Plan of Windsor Green of record in Book 6250, page 45, Register's Office for Davidson County; and restrictive covenants of record in Book 6406, page 929, and Book 6406, page 950, said Register's Office; *and By-Laws of record in Book 6406, page 923, said Register's Office.

*Conveyance of record in Book 7864, page 369; Charter of record in Book 6396, page 542;

This is improved property known as: 109 Asbee Court, Goodlettsville, Tennessee 37072.

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, his heirs and assigns, forever; and we do covenant with the said GRANTEE, 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 assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural and the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 5 day of August, 1997.

Beulah H. Sieben
BEULAH H. SIEBEN, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, BEULAH H. SIEBEN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, and official seal at Goodlettsville, Tennessee on this the 6 day of August, 1997.

NOTARY PUBLIC

My Commission Expires: 7-25-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $96,500.00.

Subscribed and sworn to before me, this the 15th day of August, 1997.

Lois C Knight
Affiant

NOTARY PUBLIC

My Commission Expires: 9/18/99

0339356
IDENTIF. & REFERENCE

97 AUG 20 AM 10:29

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

97/08/20 0101 CHECK 500.05

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

RECEIVED OF _____

FOR _____

BOOK 10575 PG 78

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 9,500.00
CON TX 357.00
PRFEE 1.00
MDEED 8.00
TOTAL 366.00
CHECK 366.00

08/20/97 01 10:33 0001 0797

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0339356
IDENTIF. ↑ REFERENCE

97 AUG 20 AM 10:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1188339