186

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **10th** day of **November, 1997** between JAMES D. KNIGHT and CYNTHIA D. KNIGHT, HUSBAND AND WIFE, GRANTORs, and RONALD BRINEGAR and SHIRLEY F. BRINEGAR, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES D. KNIGHT and CYNTHIA D. KNIGHT, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto RONALD BRINEGAR and SHIRLEY F. BRINEGAR, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1040 NEW PROVIDENT PASS, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

James D. Knight
JAMES D. KNIGHT Signature of Seller

Cynthia D. Knight
CYNTHIA D. KNIGHT

97 NOV 11 PM 3:02
FELIX Z[illegible] REGISTER
DAVIDSON COUNTY, TN.

0665 11/11 0101 03CHECK
198.00

0368933
IDENTIFICATION REFERENCE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JAMES D. KNIGHT and CYNTHIA D. KNIGHT, HUSBAND AND WIFE, the within named bargainor, 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, at office, this **10th** day of **November, 1997.**

Denise C. Allis
Notary Public



My Commission Expires: 5/28/2000

Name and Address of Property Owner:

RONALD BRINEGAR and SHIRLEY F. BRINEGAR, HUSBAND AND WIFE and
129 Macarthur Drive
Madison Tn 37115

Property Address:

1040 NEW PROVIDENT PASS
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-15, PARCEL 152.01

AFFIDAVIT OF VALUE

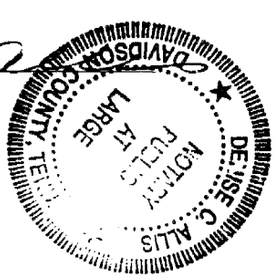
STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$50,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Sandra E. Fisher
Affiant

Sworn to and subscribed before me, a Notary Public, this **10th** day of **November, 1997.**

Denise C. Allis
Notary Public



My Commission Expires: 5/28/2000

EXHIBIT 'A'

Land in Davidson County, described as follows, to-wit:

Beginning at a point in the south margin of Providence Road 110 feet west of the northwest intersection of Providence Road and Larkin Springs Road (formerly known as Sulphur Spring Road, thence extending in a westerly direction along the south margin of Providence Road for a distance of 87 feet to a point; thence extending back between two parallel lines each measuring 85 feet thereon to a dead line in the rear measuring 87 feet thereon.

Being the same property conveyed to JAMES D. KNIGHT and CYNTHIA D. KNIGHT, HUSBAND AND WIFE, by Warranty Deed from LOIS S. AND GORDON MORROW, of record in Book 9007, page 138, and Deed of Correction of record in Book 9820, page 340, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

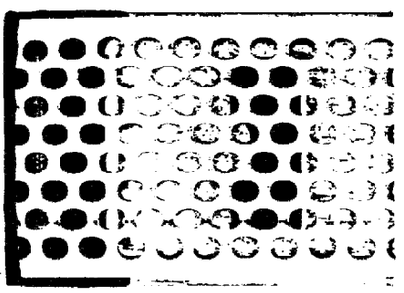
1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 43-15, PARCEL 152.01).

2. Unrecorded easements for roads and utilities, if any.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10680 PG 853

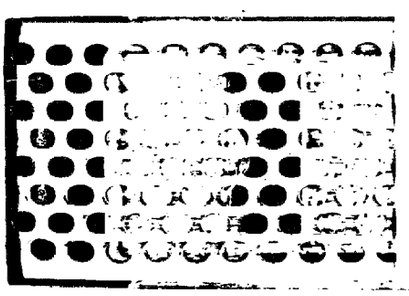
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 12.00
TOTAL 198.00
CHECK 198.00

11/11/97 01 15:04 0001 0665

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0368933
IDENTIFICATION FEE RECEIVED
97 NOV 11 PM 3:02
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1219844