BOX 28

2030143

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

98-010169

BOOK 10910 PG 87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Ernest Leath
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF April, 98

Jo Ann Smith
NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JOHN THOMAS McKNIGHT	SAME	26-01-79
(NAME)	(NAME)	
121 Hidden Point		
(ADDRESS)	(ADDRESS)	
Hendersonville TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DANIEL LEATH AND WIFE, MARY LEATH

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

JOHN THOMAS McKNIGHT AND WIFE, WILLA DEAN McKNIGHT

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.
98 MAY -1 AM 10:26

0432143

IDENTIF. & REFERENCE

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Metro taxes for 1998, a lien, but not yet due and payable.

2. Metro Codes letter of record in Book 10615, page 328, Register's Office for Davidson County, Tennessee. and Book 10827, page 262, said Register's Office.

unimproved ( )
This is improved (X) property, known as 106 East Cedar Street - Goodlettsville, TN 37072
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 30th day of April, 1998.

Ernest Leath
DANIEL LEATH

Mary Leath
MARY LEATH

05/01 01:03 CK 005.0

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10910 PG 88

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named DANIEL LEATH AND WIFE, MARY LEATH, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of April, 1998.

My Commission expires:
11/28/98

Notary Public

JOANN SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

EXHIBIT "A" BOOK 10910 PG 89

A tract of land in the 10th Civil District of Davidson County, Tennessee and described according to a copy of a survey by L.B. Petty, Surveyor, January 30, 1967, as follows:

Beginning on the northwest corner of this tract on a stake in a rock wall, said stake being in a protracted line 10 feet east of an old bank building, and 36 feet southeast of the northeast corner of the said Bank Building lot and from said point runs: North 65' 30" East 201.1 feet with said wall to a point 2.9 feet west of the corner of a garage, South 20' 45" East 163.0 feet to a point in the north margin of Long Hollow Pike, now known as East Cedar Street; South 68' 45" West 150.0 feet with the north margin of Long Hollow Pike, now known as East Cedar Street, South 82' 15" West 35.0 feet with the east margin of Two Mile Pike, North 59' 15" West 100.0 feet with the east margin of said pike North 38' 30" West 58.0 feet with the east margin of Dickerson Pike to the southwest corner of the old Bank Building; North 75' 50" East 58.0 feet to a stake; North 14' 25" West 24.0 feet to the beginning point and containing 0.83 acres.

Being the same property conveyed to Daniel Leath and wife, Mary Leath by deed from Robert Reynold Dorris, et al, of record in Book 10036, page 441, said Register's Office.

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

RECEIVED OF _____

FOR _____

BTHOR 10910 PG 90

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 160000.00
CON TX 592.00
PRFEE 1.00
WDEED 12.00
TOTAL 605.00
CHECK 605.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 05/01/98 10:29:00001 1192

043143
IDENTIF. ↑ REFERENCE

98 MAY -1 AM 10:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287273