BOOK 11072 PAGE 471

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES March 23, 2002
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY, 223 Main Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. Knotts, Sr. (NAME)	SAME AS NEW OWNERS (NAME)	MAP 52-9
1001 Falls Avenue (ADDRESS)	(ADDRESS)	PARCEL 19
Madison, Tn 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	11D-67810

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, James Kenneth Williams and wife, Juanita Lynn Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. Knotts, Sr. and Brenda Gail Crowell and Alvin Eugene Knotts, Jr., a one-third undivided interest each as tenants in common

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. 2 on the Resubdivision of Lots No. 9, 10, 11 and Reserve Tract of Montague Valley of Rest, which plat is of record in Book 4955, Page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 70.56 feet on the northerly side of Falls Avenue and extends back 220.92 feet on the westerly line and 242.93 feet on the easterly line to a dead line measuring 67.00 feet thereon.

Being the same property conveyed to James Kenneth Williams and wife, Juanita Lynn Williams by Installment Deed from William E. Hoffman and wife, Mary Sue Hoffman of record in Book 6197, Page 316, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF RESUBDIVISION OF LOTS 9, 10 11 AND RESERVE TRACT OF MONTAGUE, VALLEY OF REST, A PLAN OF WHICH IS OF RECORD IN BOOK 4955, PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

340.36

unimproved ( )
This is improved (X) property, known as 1012 Falls Avenue, Madison, Tn 37115
(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 our hand s this 14th day of August 19 98

James Kenneth Williams

Juanita Lynn Williams

98 AUG 19 AM 11:23
DAVIDSON COUNTY, TN.
REGISTER

IDENTIF. & REFERENCE
04 76870

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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 James Kenneth Williams and wife, Juanita Lynn Williams

the bargainor s, with whom I am personally acquainted or proved to me on 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 Madison, Tennessee, this 17th day of August, 19 98.

Commission expires March 23, 2002

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 23, 2002

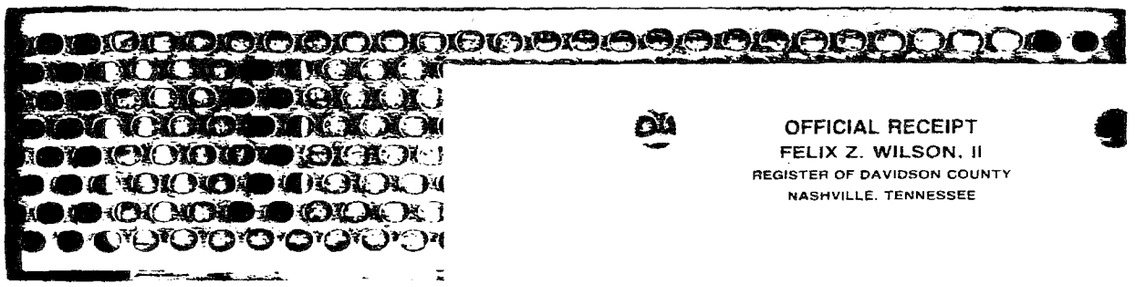
STATE OF TENNESSEE
COUNTY OF

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 _____ executed 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



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

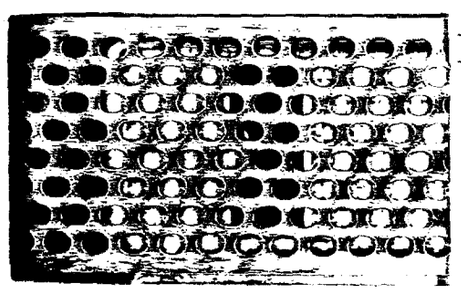
RECEIVED OF _____

FOR _____

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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	85000.0(
			CON TX	329.30
			PRFEE	1.0(
			MMEED	8.00
			CFEE	2.00
			TOTAL	340.3(
			CHECK	340.3(
			[illegible]	[illegible]



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0476870
IDENTIF. ↑ REFERENCE

98 AUG 19 AM 11:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1334546