This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

BOOK 11279 PAGE 186

ADDRESS NEW OWNER:
Robert D. Knowles and Anita T. Knowles
103 Cottonwood Drive
Franklin, TN 37069

SEND TAX BILL:
To Owner

MAP/PARCEL:
MAP/PAR. 72-2-113
MAP/PAR. 72-3-5

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, MID-AMERICAN PROPERTIES, INC. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert D. Knowles and wife, Anita T. Knowles, as tenants by the entirety, 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:

SEE EXHIBIT "A"

This is the same description as in previous deed of record.
THIS conveyance subject to such easements and setback lines of record in Book 547, Page 38, said Register's Office; Easements of record in Book 1637, Page 462; Book 4070, Page 809; Book 4305, Page 809; and Resolution of the Board of Appeals of record in Book 2549, Page 259, said Register's Office.

This is improved property known as 3629 Gallatin Road, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert D. Knowles and wife, Anita T. Knowles, their heirs and assigns, forever; and MID-AMERICAN PROPERTIES, INC. does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and itself, its successors 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 31st day of December, 1998.

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MID-AMERICAN PROPERTIES, INC.

James H Benson Pres.

James H. Benson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James H. Benson as President of MID-AMERICAN PROPERTIES, INC., 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 and who further acknowledged that he is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of December, 1998.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 270,000.00

Robert D. Knowles

AFFIANT

Subscribed and sworn to before me this 31st day of December, 1998.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

05320077

IDENTIF. & REFERENCE

99 JAN -4 AM 10:49

REGISTER
DAVIDSON COUNTY, TN.

7813 01/04 0101 03CHECK 1014.00

EXHIBIT "A"

TRACT I:
BEING the northerly 60 feet of the easterly 150 feet of Lot No. 3 on the Plan of Patterson and Young Subdivision, of record in Book 547, Page 38, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of Lot No. 3 fronts 60 feet on the westerly margin of Gallatin Road and extends back between parallel lines, 150 feet to a dead line.

TRACT II:
BEING a part of Lot 3 of the Patterson and Young Subdivision, of record in Book 547, Page 38, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin 455 feet, more or less, in a southerly direction from the southwest corner of Gillock Street and Gallatin Pike; said distance being measured along the westerly margin of Gallatin Pike present right-of-way line; thence in a westerly direction a distance of 148.7 feet to an iron pin; said boundary line being the present recognized southerly boundary line of W.G.Adams and the present recorgnized northerly boundary line of Edward R. Adams and wife, Frances W. Adams; thence in an easterly direction to the westerly margin of Gallatin Pike; thence in a northerly direction along the westerly margin of Gallatin Pike a distance of eight inches to the point of origin.

TRACT III:
BEING a part of Lot 3 of the Patterson and Young subdivision, of record in Book 547, Page 38, Register's Office for Davidson County, Tennessee, described as follows:

BEING that part of said lot beginning at an iron pin 150 feet from the westerly margin of Gallatin Pike along the northerly margin of Lot No. 3 of the herein described Patterson and Young Subdivision; thence with the northerly margin of Lot No. 3 N63°0'W, 215 feet to a post; thence S1°30'W, 174.5 feet with the westerly margin of Lot No. 3 to a point; thence S69°26'E, 165.1 feet to an iron pin; thence N27°0'E, 80.9 feet to an iron pin; thence N63°0'W, 18.5 feet; thence N27°0'E, 60 feet to the point of beginning.

Being the same property conveyed to MID-AMERICAN PROPERTIES, INC., by deed from Letha Douglas Adams Binkley and husband, Edwin L. Binkley, Jr. of record in Book 6187, Page 292, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

CAMT
270000.00
CON TX 999.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1014.00
CHECK 1014-00

01/04/99 01 10:46 0001 7813

05320777
IDENTIF. ↑ REFERENCE

99 JAN -4 AM 10:49
HILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1407212