WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF March, 19 99

Notary Public

MY COMMISSION EXPIRES: 2/7/2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann H. McKnight	SAME	155-8C-108
(NAME)	(NAME)	
6925 Collinswood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Lee Chira, Trustee with full power to sell, transfer, assign, convey and encumber without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann H. McKnight

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. 108 on the Plan of Phase 2, Poplar Creek Estates, of record in Book 6900, pages 339-347, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Lee Chira, Trustee, with full power to sell, transfer, assign convey and encumber without the joinder of any beneficiary by Quitclaim Deed from Nashville Properties Partnership, a Florida general partnership composed of W.C. Demetree, Lee Chira and Nashville Industrial Properties, Inc. of record in Book 8391, page 159, Register's Office for Davidson County, Tennessee.

Linda J. Knudsen executes this Warranty Deed by that power vested her in that certain Power of Attorney of record in Book 8813, page 433, Book 8813, page 432 and Book 8436, page 860, said Register's Office.

99MAR 23 AM 10:28
RECEIVED FOR RECORD
AND RECORDED IN OFFICIAL
RECORDS OF DAVIDSON
COUNTY, TENNESSEE

05564580

unimproved ( )
This is improved (X) property, known as 6925 Collinswood Drive, Nashville, Tennessee 37221
(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 my hand this 15th day of March, 19 99

Lee Chira, Trustee by Linda J. Knudsen Attorney in Fact

Lee Chira, Trustee

N51192

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee Chira, Trustee with full power to sell, transfer, assign, convey and encumber without the joinder of any beneficiary

the bargainor ____, 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. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of March 1999.

Commission expires 3-23-2002

Christy C. Wilson
Notary Public

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 ____ being authorized so to do, 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

CHRISTY C. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda J. Knudsen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lee Chira, Trustee, and acknowledged that she executed the same by Power of Attorney, as the free act and deed of said Lee Chira, Trustee. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of March, 1999.

My Commission Expires: 3-23-2002

Christy C. Wilson
Notary Public

CHRISTY C. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

2251 03/23 0101 03CHECK 99.80

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11395 PG. 867

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

0564580

IDENTIF. & REFERENCE

99 MAR 23 AM 10:26

REGISTER
DAVIDSON COUNTY, TN.

CAMT	24000.00
CON TX	88.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	99.80
CHECK	99.80

03/23/99 01 10:26 0001 2251

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1441344