# WARRANTY DEED

BOOK 11469 PG. 887

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 99

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| ANTHONY DALE STARNES | NORTH AMERICAN MORTGAGE COMPANY | 102-4-55 |
| (NAME) | (NAME) | |
| 6508 PREMIER DRIVE | 3883 AIRWAY DRIVE | 08DA-41830 |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37209 | SANTA ROSA, CA 95403 | |
| (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, RUTH B. KNIES AS SUCCESSOR TRUSTEE OF THE OSCAR J. AND RUTH B. KNIES REAL ESTATE TRUST AND INDIVIDUALLY AS BENEFICIARY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANTHONY DALE STARNES AND DENITA MARIE STARNES, HUSBAND AND WIFE

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. 757, on the Plan of CHARLOTTE PARK, SECTION TWELVE, of record in Book 2900, page 127 and page 128, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to OSCAR J. KNIES AND WIFE, RUTH B. KNIES, by deed from Dana Edward Henderson and his wife, Cynthia P. Henderson, of record in Book 7423, page 148, Register's Office for DAVIDSON County, Tennessee. SAID property was then conveyed to OSCAR J. KNIES as Trustee of the OSCAR J. AND RUTH B. KNIES REAL ESTATE TRUST, by Quitclaim Deed from OSCAR J. KNIES AND WIFE, RUTH B. KNIES. The said OSCAR J. KNIES has since died and is survived by wife, RUTH B. KNIES.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated April 09, 1999, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

unimproved ( )
This is improved ( X ) property, known as 6508 PREMIER DRIVE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

IDENTIFICATION REFERENCE 0584382

99 MAY -7 PM 2:58

TAX

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 30th day of April 19 99

RUTH B. KNIES AS SUCCESSOR TRUSTEE OF THE OSCAR J. AND RUTH B. KNIES REAL ESTATE TRUST
By: Ruth B Knies Successor Trustee
RUTH B. KNIES, SUCCESSOR TRUSTEE

Ruth B Knies Beneficiary
RUTH B. KNIES, INDIVIDUALLY AS BENEFICIARY

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 RUTH B. KNIES AS SUCCESSOR TRUSTEE OF THE OSCAR F. AND RUTH B. KNIES REAL ESTATE TRUST AND INDIVIDUALLY AS 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 NASHVILLE, Tennessee, this 30th day of April, 19 99.

Commission expires May 27, 2001

I. DYKE TATUM
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, execute 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

97-2854 RECORDED 10/20/97 03:37

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11469 PG. 889

| | | | | | |
|---|---|---|---|---|---|
| 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 |

0584382

IDENTIFICATION REFERENCE

99 MAY -7 PM 2:55

REGISTER
DAVIDSON COUNTY, TN.

[illegible] 458.70
[illegible] 458.70
14:55 0001 3296

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1457960