Return to:
SETTLEMENT SERVICES OF
TENNESSEE, L.L.C.
121 FIRST AVE., SOUTH #210
FRANKLIN, TN 37064

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOOK 11664 PAGE 307

ADDRESS NEW OWNER:
Luther Tony McKnight
5065 Villa Crest Drive
Nashville, Tennessee 37220

SEND TAX BILL TO:
Owner

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
P.O. Box 305110
Nashville, TN 37230-5110

MAP **p/o 145-11**
GROUP
PARCEL **2**

WARRANTY DEED

5939 09/16 0101 03CHECK 1583.50

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 and sufficiency of which are hereby acknowledged, **Clarence S. Anderson and Elizabeth J. Anderson, Co-Trustees of the C.S. and Elizabeth J. Anderson Family Living Trust,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Luther Tony McKnight and wife, 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. 17 on the Plan of Resubdivision of the Resubdivision of Lots 4 and 5 of the Resubdivision of Lots 27 and 28 of the Inns of Granny White and Resubdivision of Lot 17 of Villa Estates, of record in Book 11190, page 114, Register's office, Davidson County, Tennessee.

Being a part of the same property conveyed to Clarence S. Anderson and Elizabeth J. Anderson, Co-Trustees of the C.S. and Elizabeth J. Anderson Family Living Trust, by deed from Bernard W. Barkley and George V. Logan, Co-Executors and Co-Trustees under the Last Will and Testament of Lera M. Logan, deceased, of record in Book 10402, page 90, Register's Office for Davidson County, Tennessee.

In addition to the hereinabove described lot, Grantors herein also transfer and convey to Grantees herein, their heirs, successors and assigns, all of Grantors right, title and interest in and to a temporary 20-foot wide private sewer service easement over and across Lot 5 of the Inns of Granny White as said easement appears in Plat Book 11190, page 114, Register's Office, Davidson County, Tennessee. The said private sanitary sewer easement serving Lot 17 as shown on the aforesaid Plat shall remain in effect until such time as a gravity sewer becomes directly available for said Lot 17 on Villa Crest Drive. The owner of Lot 17 shall be responsible for the cost of installation, operation and maintenance of any sewer service which may be installed within the aforesaid temporary private sewer service easement on Lot 5 as well as the cost of connection to sewer service when available on Villa Crest Drive as set forth in a Temporary Private Sewer Service Easement Agreement of record in Book 1162, page 541, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises and the Temporary Private Sewer Service Easement Agreement of record in Book 11621, page 541, Register's Office, Davidson County, Tennessee.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 5065 Villa Crest Drive, Nashville, Tennessee 37220.

NS 1778

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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WITNESS our hands this the 13th day of September, 1999.

Clarence S. Anderson, Co-Trustee of the C.S. and Elizabeth J. Anderson Family Living Trust

Elizabeth J. Anderson, Co-Trustee of the C.S. and Elizabeth J. Anderson Family Living Trust

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Clarence S. Anderson and Elizabeth J. Anderson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Co-Trustees of the C.S. and Elizabeth J. Anderson Family Living Trust and that as such Co-Trustees they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of September, 1999.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $425,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of September, 1999.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

0636299
MAIL REFERENCE
99 SEP 16 PM 12:22
MAIL ENV.

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

0636299

CROSS REFERENCE

99 SEP 16 PM 12:22

CAMT 425000.00
CON TX 1572.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1583.50
CHECK 1583.50

09/16/99 01 12:25 0001 8939

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516902