WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 73,500.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 10th day of March, 2000 A.D.

NOTARY PUBLIC
My Commission Expires: May 28, 2000

Instr:200003070023220 Page: 1 OF 2
REC'D FOR REC 03/07/2000 1:12:51PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $271.95

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file# 00020007

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Thressena Knight 604 Merrylodge Court Nashville, Tennessee 37207	New Owner	60-11-0-A/54.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Thressena Knight,an unmarried person, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, MATT WARD, and wife, PATRICIA ANN PORTERFIELD WARD, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

THRESSENA KNIGHT, an unmarried person, the GRANTEE herein, her heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Final Plat of Section Four, Pine Ridge Subdivision, of record in Book 9700, page 178, which amends the plat of record in Book 6900, page 189, Register's Office for said County, reference to which is made for a more complete description of said Lot.

Being part of the same property conveyed to Matt Ward by deed from Union Planters Bank of Middle Tennessee, N.A. of record in Book 9981, page 699, Register's Office for Davidson County, Tennessee.

The above description is taken from the subdivision plat.

Located on and permanently attached to the above described real property is that one certain modular home bearing Serial No. CAL58497AB, Model #42X32, Color-Stone Violet.

There is also conveyed with the above described property an undivided interest in the areas of Section Four of Pine Ridge designated as Common Area (including Open Space) on the Final Plat of record in Plat Book 9700, Page 178, said Register's office, and as defined in the Declaration of record in Book 10886, Page 791, said Register's office.

There is also conveyed with the above described property an easement across Merrylodge Court, as shown on the final Plat of Section Four, Pine Ridge, of record in Plat Book 9700, Page 178, said Register's office, for a permanent right-of-way for ingress and egress to and from a public road for said Lot No. 68 on said plat.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever. We do covenant with the said GRANTEE 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. 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:

1. 2000 Property taxes are to be prorated and assumed by the GRANTEE.

2. Declaration of covenants, conditions, and restrictions of record in Book 10886, Page 791, said Register's office, and By-laws of Pine Ridge Section IV, Homeowners Association of record in Book 10886, Page 805, said Register's office.

3. Easement of record in Book 3984, Page 723, said Register's office.

4. Deed of conveyance of sanitary sewer lines and water lines of record in Book 8006, Pages 926 and 946, respectively in said Register's office.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Patricia Ann Porterfield Ward joins in this conveyance to convey any interest she may have in this property, marital or otherwise.

This is improved property known as: 604 Merrylodge Court, Nashville, TN 37207.

Witness our hands this 6th day of March, 2000 A.D.

Matt Ward
Matt Ward

Patricia Ann Porterfield Ward
By attorney-in-fact
Henry Matthew Ward
Patricia Ann Porterfield Ward
By attorney-in-fact
Henry Matthew Ward

****

I Henry Matthew Ward, a/k/a Matt Ward Attorney -in-fact for Patricia Ann Porterfield Ward do hereby swear and affirm that the Power of Attorney granted to me by instrument of record in Book 10056 page 810 Register's Office for Davidson, County, Tennessee, has not been revoked, and I have had no notice, written or oral, of revocation of said Power of Attorney.

Henry Matthew Ward

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a notary public in the state of Tennessee, personally appeared Henry Matthew Ward, attorney-in-fact for Patricia Ann Porterfield Ward, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument as attorney-in-fact for the purposes therein contained, and expressed and acknowledged that he executed the same as the free act and deed of the said Patricia Ann Porterfield Ward.

Subscribed and sworn to before me, this the 6th day of MARCH, 2000

Leroy Johnston Ellis 4th
NOTARY PUBLIC
My Commission Expires: May 28, 2000

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

****

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy Johnston Ellis 4th, a Notary Public in and for said County and State, the within named Matt Ward the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of March, 2000.

Leroy Johnston Ellis 4th
NOTARY PUBLIC
My Commission Expires: May 28, 2000

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

****