Instr:200003270030616 Page: 1 OF 2
REC'D FOR REC 03/27/2000 2:18:22PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1942.50

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 17016** **File Box 9B** **First Title and Escrow Co., Inc.**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $525000.00. Herbert D Kneeland III Affiant Subscribed and sworn to before me, this 24th day of MARCH, 2000. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr./Mrs. Herbert D. Kneeland, III 614 Green Park Nashville, Tennessee 37215	SAME	MAP 117-13-B PAR 63.00 FB 07DA 91415

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ALLAN R. LANDON AND WIFE, SUSAN T. LANDON ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to HERBERT D. KNEELAND, III** AND JUDITH W. KNEELAND*** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 614 GREEN PARK, NASHVILLE, TENNESSEE 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of MARCH, 2000.

Allan R. Landon — Susan T. Landon

ALLAN R. LANDON — SUSAN T. LANDON

**as to a 50% undivided interest
***as to a 50% undivided interest as tenants in common

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ALLAN R. LANDON AND WIFE, SUSAN T. LANDON, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of MARCH, 2000.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 614 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419 thru 421, amended in Book 6771, page 683 and Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Allan R. Landon and wife, Susan T. Landon by deed from Marguerita C. Davis, now Riggall and husband, George Riggall of record in Book 11087, page 456, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6478, page 177, Book 6530, page 242, Book 6537, page 303, Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, Book 10458, page 810; (3) Easements of record in Book 1037, page 572, Book 1286, page 690; (4) Dedication of common area of record in Book 7175, page 761; (5) Charter of record in Book 6548, page 213; (6) Agreement of record in Book 6555, page 328; and (7) All matters appearing on the Plan of record in Plat Book 6250, page 418, Book 6250, pages 419 thru 421, Book 6771, page 683, Book 6800, page 164, said Register's Office.