WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER...
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
6th DAY OF July 2000

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

Instr:200007070067440 Page: 1 OF 3
REC'D FOR REC 07/07/2000 12:14:43PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $277.50

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Joe Knight (NAME)	Same as New Owners (NAME)	MAP 44-13
7481 Ruby Keith Road (ADDRESS)	7481 Ruby Keith Road (ADDRESS)	PARCEL 61
White House, TN 37188 (CITY) (STATE) (ZIP)	White House, TN 37188 (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, Kevin Matthews, Robert Matthews and Terry Matthews, Ricky Matthews and Donna Matthews Marks all as Devisees under Will of Wilma Jelette Matthews HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby Joe Knight and wife, Annelia B. Knight

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:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved (X) property, known as 1004 Robinson Road, Old Hickory, TN 37138
(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 our hand s this 6th day of July 20 00

ESTATE OF WILMA STEPHENSON MATTHEWS a/k/a WILMA JELETTE MATTHEWS

by: Kevin Matthews Robert Matthews — Donna Matthews Marks (executrix)

Kevin Matthews, Devisee — Robert Matthews, Devisee

Donna Matthews Marks
Devisee and Executrix of Estate

Terry Matthews Ricky L. Matth

Terry Matthews, Devisee — Ricky Matthews, Devisee

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 Kevin Matthews, Robert Matthews and Terry Matthews, Ricky Matthews and Donna Matthews Marks, all as devisees under the Will of Wilma Jelette Matthews and Donna Matthews Marks as Executrix under said Will, the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 6th day of July.

Commission expires March 23, 2002

Elaine L. Hogan
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

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 34 on the Map of Knoll Subdivision, of record in Book 2330, Page 94, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 34 fronts 114.8 feet on the southwesterly side of Robinson Road and extends back 195.8 feet on the northwesterly line and 204 feet on the southeasterly line to a line in the rear on which it measures 98.6 feet.

Being the same property conveyed to Preston R. Matthews and wife, Wilma Stephenson Matthews by Installment Deed from Bacoroa, Inc. of record in Book 2992, Page 27, Register's Office for Davidson County, Tennessee. The said Preston R. Matthews having since died on August 7, 1998 and the said Wilma Stephenson Matthews, a/k/a Wilma Jelette Matthews and a/k/a Wilma J. Matthews, having since died on March 28, 2000. A certified copy of the Last Will and Testament of the said Wilma Jelette Matthews is being recorded simultaneously herewith.

This conveyance is made subject to an Easement for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 9176, Page 878, Register's Office for Davidson County, Tennessee; and Temporary slope easement in favor of State of Tennessee as set forth in instrument of record in Book 4423, Page 644, Register's Office for Davidson County, Tennessee; and Subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Knoll Subdivision, as of record in Book 2330, Page 94, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THAT PORTION OF THE ABOVE PROPERTY DIVESTED OUT OF PRESTON R. MATTHEWS AND WIFE, WILMA STEPHENSON MATTHEWS AND VESTED IN THE STATE OF TENNESSEE BY FINAL CONSENT JUDGMENT OF RECORD IN BOOK 4423, PAGE 632, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Being a part of Lot No. 34 on the map of Knoll Subdivision, as of record in Book 2330, Page 94, Register's Office for Davidson County, Tennessee, more particularly described as follows: BEGINNING at a point in the southwesterly margin of Robinson Road, said point being the common corner of Lots Nos. 33 and 34 on said Map; thence with the said margin southeastwardly 114.8 feet, more or less, to the common corner of Lots Nos. 34 and 35 on said plan; thence with the common line of Lots 34 and 35, South 63 degrees West 16 feet, more or less, to a point on a curved line to the left; thence with the said curved line, northwestwardly 111 feet, more or less, to the common line of Lots Nos. 33 and 34 on said Map; thence with said lot lines, North 61 degrees 30 minutes East 16 feet, more or less, to the point of beginning, containing 1875 square feet, more or less.