prepared by

RETURN TO:
TRANSCONTINENTAL TITLE CO
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE TN 37214
TNTI158(68

43

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 65,000

Andrea Baker
Affiant

Subscribed and sworn to before me, this 18th day of July, 2000.

My commission expires:

Notary Public

GIB VAN DER HOOP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires July 26, 2003

WARRANTY DEED

Instr:200007250073398 Page: 1 OF 2
REC'D FOR REC 07/25/2000 12:18:11PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $240.50

Address of New Owner & Send Tax Bills to:	Prepared By: Robbie L. McLean, 5342 Western Ave., Knoxville, TN 37921
2109 OSAGE AVE NASHVILLE, TN 37208	Return To: TransContinental Title Company, 2630 Elm Hill Pike, Ste. 100, Nashville, TN 37214

map & parcel no. 081-11-0/127.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

ERIC ROBERTSON AND WIFE, KAREN ROBERTSON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Bean
00

JESSIE M. KNIGHT

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LOT 51, ON THE PLAN OF S.A. CHAMPION'S SUBDIVISION OF CERTAIN LOTS IN HARDING ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 161, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MARK WAYNICK FROM GERALDINE PROSSER BEAN, UNMARRIED, BY QUITCLAIM DEED DATED NOVEMBER 20, 1998, AND RECORDED NOVEMBER 30, 1998 IN BOOK NO. 11223, PAGE 218, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING FURTHER CONVEYED TO ERIC ROBERTSON AND WIFE, KAREN ROBERTSON, BY WARRANTY DEED FROM MARK WAYNICK AND WIFE, DONYA WAYNICK, DATED APRIL 6, 2000, AND RECORDED APRIL 10, 2000 IN BOOK 200004100036107, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 2109 OSAGE AVE, NASHVILLE, TN 37208

This conveyance is made subject to:

1. 20___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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

WITNESS my hand this 18th day of July, 2000.

Eric Robertson

Karen D Robertson

State of Tennessee
County of Davidson

On this 18th day of July, 2000, before me personally appeared Eric Robertson and Karen Robertson to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

LIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires July 26, 2003

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.