Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Warranty Deed

Instr:200008110079702 Page: 1 OF 3
REC'D FOR REC 08/11/2000 10:21:33AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1720.50

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, John W. Morris and wife, Ben A. Morris (hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto Walter Knestrick (hereinafter referred to as "Grantee(s)"), it's successors and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Taxes for the year of 2000 are not yet due and payable. Conveyance is subject to Restrictions of record in Book 6478, page 177 amended in Book 6530, page 242 and Book 6537, page 303 amended and restated in Book 8106, page 1 and Book 8627, page 254 and Book 9381, page 876; Dedication of common area of record in Book 7175, page 761; Charter of record in Book 6548, page 213; Easements of record in Book 1037, page 572 and Book 1286, page 690; Agreement of record in Book 6555, page 328; All other matters appearing on the Plan of record in Book 6250, page 419-421 amended in Book 6771, page 683 and Book 6800, page 164 and Book 6250, page 418 all of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 1 day of August 2000.

John W. Morris

Ben A. Morris

STATE Of Tennessee
COUNTY Of Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, John W. Morris and wife, Ben A. Morris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 1 day of August 2000.

Notary Public

My Commission expires:

GINNY L. KATRICKA NOTARY PUBLIC AT LARGE Comm. exp. 3-18-2002 RUTHERFORD COUNTY TENNESSEE

STATE Of Tennessee
COUNTY Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $465,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1 day of August 2000.

Notary Public

My Commission expires:

GINNY L. KATRICKA
NOTARY PUBLIC AT LARGE
Comm. exp. 3-18-2002
RUTHERFORD COUNTY, TENNESSEE

Map and Parcel Numbers: 117/13/0/B/35.00CO

Address of New Owner:
128 Abbottsford Drive
Nashville, TN 37215

Send Tax Bills To:
same

6-000029

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 128 on the Plan of Phase One of Abbottsford, as of record in Book 6250, page 419-421, amended in Book 6771, page 683 and Book 6800, page 164 of the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to John W. Morris and wife, Ben A. Morris from John G. Williams, married by Warranty Deed dated November 1, 1996 and recorded in Book 10250, page 13 of the Register's Office for Davidson County, Tennessee.

(6-000029/1)