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BANKERS TITLE & ESCROW CORPORATION 3310 West End Avenue #Floor 4 NASHVILLE, TENNESSEE 37203 (615) 292-5900 **THIS INSTRUMENT PREPARED BY:** **Thomas C. Scott** **TUNE, ENTREKIN & WHITE, P.C.** 21st Floor, AmSouth Center 315 Deaderick Street Nashville, Tennessee 37238 (615) 244-2770	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is $1,295,000.00. Janice Collins AFFIANT Subscribed and sworn to before me, this 23rd day of August, 2000. Grace B. Constant NOTARY PUBLIC My Commission Expires: March 19, 2003

GRACE B. CONSTANT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel Number:
6230 Gardendale Trust 6230 Gardendale Drive Nashville, TN 37215	Same	Map 158-2 Parcel 16

Davidson County DEEDWARR
Recvd: 09/05/00 11:13 2pgs
Fees:11.00 Taxes:4791.50

20000905-0087348

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Anne H. Knestrick, (Grantor") does hereby bargain, sell, transfer and convey unto 6230 Gardendale Trust, ("Grantee"), its successors and assigns, all her right, title and interest in and to property located in Nashville Davidson County, Tennessee and more particularly described as follows:

Lot 1 of the Knestrick Subdivision of record as Instrument No. 200006280064131 of the Register of Deeds for Davidson County, Tennessee.

Being a portion of the same property conveyed to Anne H. Knestrick by Quitclaim Deed of record in Book 8625, page 16, Register's Office of Davidson County, Tennessee.

This is improved property known as 6230 Gardendale Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said 6230 Gardendale Trust, its successors and assigns, forever.

AND Anne H. Knestrick, does hereby covenant with the said 6230 Gardendale trust that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for the following:

1. Taxes for the year 2000, a lien not yet due and payable.

2. Perpetual Easement reserved by Grantors in the deed of Robert L. Goodpasture and wife Helen L. Goodpasture, to Roupen M. Gulbenk and wife, Mary Sue Gulbenk, of record in Book 2590, page 225, Register's Office for Davidson County, Tennessee, across the northwest corner of premises for the purpose of extending water and gas from Gardendale Drive to Grantor's other property to follow the nearest rout from connections afforded in said Gardendale Drive to property of Grantor.

AND Anne H. Knestrick does further covenant and bind herself, her heirs, representatives and assigns to warrant and forever defend the title to said land to the said 6230 Gardendale Trust, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 23 day of August, 2000.

Anne H. Knestrick
ANNE H. KNESTRICK

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 ANNE H. KNESTRICK, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 23rd day of August, 2000.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My commission expires: 9/29/01

My Commission Expires SEPT. 29, 2001

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