STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

2nd DAY OF January, 2001

Notary Public

MY COMMISSION EXPIRES 10/26/04

BRIANA SMITH NOTARY PUBLIC AT LARGE SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 01/08/01 11:02 2pgs
Fees:11.00 Taxes:312.65

20010108-0002217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John T. McKnight (NAME)	SAME (NAME)	34-6-28
643 Myatt Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (P.O. ZIP)	(CITY)(STATE) (ZIP)	

FOR AND IN 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, **Linda Boaz and Deborah Boaz**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John T. McKnight,** 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:

A tract of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Arbo Engineering Company, October 7, 1967, as follows:

Beginning on the easterly margin of Edgefield Junction Road at the southwest corner of Tract No. 1 conveyed to M. S. Poteat by deed from Fletcher S. Cantrell and wife, of record in Book 2876, page 45, Register's Office for said County; thence with Poteat's southerly line, north 50 degrees 53' East 271.3 feet to a corner post; thence with the westerly line of the property conveyed to M. S. Poteat by deed from Fannie Dozier Johnson, of record in Book 3180, page 477, said Register's Office, and an old stone wall, south 29 degrees 40' east 223.7 feet to an iron pin in the northerly line of the property conveyed to Samuel E. Bender and wife, by deed from Houston Matthews and wife, of record in Book 3404, page 509, said Register's Office; thence with Bender's northerly line, north 73 degrees 10' west 239 feet to the easterly margin of Edgefield Junction Road; thence with said road, north 45 degrees west 130.8 feet to the beginning, containing 1 acre, more or less.

Being the same property conveyed to Linda Boaz, as to an undivided two-thirds (2/3) interest and Lafayette C. Boaz, Jr. as to an undivided one-third (1/3) interest, as tenants in common, by Executor's Quitclaim Deed from Linda Boaz, Executrix, dated December 10, 1998, recorded December 11, 1998, of record in Book 11249, Page 888, Register's Office for Davidson County, Tennessee. The said Lafayette C. Boaz, Jr., having since died leaving as sole heir at law his wife, Deborah Boaz.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

This is improved (XX) property, known as 643 Myatt Drive, Nashville, TN 37207.

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. Whenever 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 my/our hand(s) this 2nd day of January, 2000.

Linda Boaz

Deborah Boaz

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 Linda Boaz and Deborah Boaz, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 2nd day of January, 2001.

Commission expires 10/24/04

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of January, 2001.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of January, 2001.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282