Davidson County DEEDWARR
Recvd: 02/22/01 11:01 2pgs
Fees:11.00 Taxes:203.50

20010222-0016677

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF February, 2001.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-26-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean & Tammy Dodge 4739 Alvin Sperry Rd. Mt. Juliet, TN 37122	New Owner	Map 110-000 Parcel 081

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,

Audrey C. Knight, a widow and Kimberly M. Knight

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Dean Dodge and wife, Tammy Dodge

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 LEGAL DESCRIPTION – EXHIBIT A

This conveyance is made subject to the following:
1) 2001 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4739 Alvin Sperry Road, Mt. Juliet, TN 37122
(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 my hand(s) this 16th day of February, 2001.

Audrey C. Knight
Audrey C. Knight

Kimberly M. Knight
Kimberly M. Knight

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Audrey C. Knight and Kimberly M. Knight, with whom I am personally acquainted, (or who 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, at office, this 16th day of February, 2001.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

EXHIBIT "A" - LEGAL DESCRIPTION

LAND IN THE 4TH, FORMERLY THE 16TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY YOKLEY SURVEYING COMPANY, AUGUST 15, 1947, AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER OF ALVIN SPERRY ROAD, AT THE SOUTHEAST CORNER OF A 2.6 ACRE TRACT OF LAND SHOWN ON SAID SURVEY; THENCE WITH THE CENTER OF SAID ALVIN SPERRY ROAD, NORTH 38° 04' EAST 550.2 FEET TO A SPIKE; THENCE NORTH 4° 44' WEST 52.5 FEET TO A TREE STUMP IN THE SOUTHERN BOUNDARY LINE OF A TRACT OF LAND OWNED BY FLOYD R. MARLIN; THENCE WITH MARLIN'S SOUTHERN BOUNDARY LINE SOUTH 88° 27' WEST 93.9 FEET TO A POINT, NORTH 83° 24' WEST 85.9 FEET TO A POINT, NORTH 87° 41' WEST 187.8 FEET TO A POINT, NORTH 84° 29' WEST 99.4 FEET TO A POINT, NORTH 74° 18' WEST 32.9 FEET TO A POINT, SOUTH 88° 34' WEST 152.8 FEET TO A POINT AND NORTH 86° 38' WEST 68.3 FEET TO A POINT; THENCE SOUTH 50° 11' WEST 30.3 FEET TO A POINT IN THE EASTERN BOUNDARY LINE OF A TRACT OWNED BY WARD; THENCE WITH THE LINE BETWEEN SAID 2.6 ACRE TRACT OF LAND AND THE TRACT OF LAND HEREIN DESCRIBED, SOUTH 39° 10' EAST 635 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HERBERT B. KNIGHT BY DEED FROM ASBURY MARTIN, DATED MARCH 30, 1977, AND OF RECORD IN BOOK 5129, PAGE 844, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. HERBERT B. KNIGHT HAVING SINCE DIED. PROPERTY THEN VESTED IN AUDREY C. KNIGHT, ANTHONY W. KNIGHT, WALTER L. KNIGHT, AND KIMBERLY M. KNIGHT, SOLE HEIRS OF HERBERT BOYD KNIGHT BY AFFIDAVIT OF HEIRSHIP DATED JULY 25, 2000, AND OF RECORD IN INSTRUMENT NUMBER 20000912-0090229, SAID REGISTER'S OFFICE. PROPERTY THEN VESTS IN AUDREY C. KNIGHT BY QUITCLAIM DEED FROM ANTHONY W. KNIGHT, WALTER L. KNIGHT, AND AUDREY C. KNIGHT, BEING HEIRS OF HERBERT B. KNIGHT, DATED JULY 25, 2000, AND OF RECORD IN INSTRUMENT NUMBER 20000912-0090231, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND KIMBERLY M. KNIGHT AS A HEIR OF HERBERT B. KNIGHT.

INCLUDED IN THE ABOVE, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING, TO-WIT:

A TRACT OF LAND DESIGNATED AS TRACT NO. 424 IN THE J. PERCY PRIEST DAM AND RESERVOIR PROJECT, SITUATE IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ON ALVIN SPERRY ROAD, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT SET IN THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OWNED BY JIMMIE M. MCDANIEL ET UX AND THE LANDS OF THE SUBJECT OWNER; THE COORDINATES OF SAID MONUMENT BEING X=1,832,368.14, Y=635,249.58, AND IS WITNESSED BY A POWER POLE WHICH BEARS SOUTH 43° 30' EAST 42.6 FEET; THENCE, FROM THE POINT OF BEGINNING, AND SEVERING THE LANDS OF THE SUBJECT OWNER AS FOLLOWS: NORTH 52° 34' EAST 155.67 FEET TO AN IRON PIN; NORTH 45° 49' EAST 90.98 FEET TO AN IRON PIN; NORTH 39° 04' EAST 26.85 FEET TO AN IRON PIN; NORTH 58° 42' WEST 240.27 FEET TO AN IRON PIN, AND NORTH 14° 48' EAST 157.10 FEET TO A CONCRETE MONUMENT SET IN THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OWNED BY FLOYD R. MARLIN ET UX; THE COORDINATES OF SAID MONUMENT BEING X=1,832,408.74, Y=635,705.18, AND IS WITNESSED BY A 3-INCH ELM WHICH BEARS SOUTH 28° 30' WEST 11.2 FEET AND A FENCE POST WHICH BEARS NORTH 85° 00' EAST 9.1 FEET; THENCE, ALONG SAID DIVISION LINE SOUTH 80° 15' EAST 381.47 FEET TO AN IRON PIN IN SAID DIVISION LINE; THENCE, CONTINUING WITH SAID DIVISION LINE SOUTH 80° 15' EAST 100.0 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF ALVIN SPERRY ROAD; THENCE, SOUTHWESTERLY ALONG THE CENTER OF SAID ROAD A DISTANCE OF 670.0 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OWNED BY CHARITY MAI BAKER, AND BEING A CORNER OF THE LANDS OF THE AFORESAID JIMMIE M. MCDANIEL; THENCE, LEAVING SAID ROAD WITH MCDANIEL'S LINE NORTH 43°30' WEST 65.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE ABOVE BEARINGS ARE BASED ON THE TENNESSEE COORDINATE SYSTEM.

BEING THE SAME PROPERTY CONVEYED TO THE UNITED STATES OF AMERICA BY DEED FROM ASBURY MARTIN, WIDOWER, DATED OCTOBER 12, 1964, AND OF RECORD IN BOOK 3821, PAGE 616, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

KMK

JCK