WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030
File No.: 21L-020129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $49,000.00.

Eugene W. Knies
Affiant

Sworn to and subscribed before me on this the 27th day of February, 2001.

NOTARY PUBLIC
My Commission Expires: 2-8-2004

MORTGAGEE:

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Eugene W. Knies	Same as Owner	044-14-0 123.00
1804 Riverside Drive		
Old Hickory, TN 37138		

Davidson County DEEDWARR
Recvd: 03/02/01 15:21 2pgs
Fees:11.00 Taxes:181.30
20010302-0020018

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **BETTY P. CAPLEY, unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **EUGENE W. KNIES and wife, TERESA J. KNIES**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN being Lot No. 59 on the Plan of Rolling Green Subdivision, Section II, as of record in Book 1424, Page 91, Register's Office for Davidson County, TN.

Said Lot No. 59 fronts 85.0 feet on the Northerly margin of 9th Street and extends back between parallel lines 168.3 feet to a dead line in the rear on which it measures 85.0 feet thereon.

BEING the same property conveyed to BETTY P. CAPLEY by Deed from ROGER V. CAPLEY and wife, VALERIE D. CAPLEY of record in Book 7861, Page 205, Register's Office for Davidson County, TN.

This is improved property known as 1308 Ninth Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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/our) hand(s) this the 27th day of February, 2001, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Betty P. Capley

BETTY P. CAPLEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, BETTY P. CAPLEY the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 27th day of February, 2001.

Curtis M. Lincoln

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE SUMNER COUNTY

My Commission Expires: 2.9.2001