PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **17th** day of **May, 2001, by and between JOSEPH A. FALLS, EXECUTOR UNDER WILL OF CLARA H. FALLS, DECEASED, hereinafter called Grantor, and JOSEPH RICKY KNIPFER and DEBORAH S. KNIPFER, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JOSEPH A. FALLS, EXECUTOR UNDER WILL OF CLARA H. FALLS, DECEASED, Grantor, does hereby bargain, sell, transfer and convey unto JOSEPH RICKY KNIPFER and DEBORAH S. KNIPFER, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as .44 ACRES, EATONS CREEK ROAD, DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Joseph A. Falls Executor

JOSEPH A. FALLS, EXECUTOR UNDER WILL OF CLARA H. FALLS, DECEASED
Signature of Seller

Davidson County DEEDWARR
Recvd: 05/23/01 15:36 3pgs
Fees:15.00 Taxes:11.10

20010523-0053699

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JOSEPH A. FALLS, EXECUTOR UNDER WILL OF CLARA H. FALLS, DECEASED, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **17th** day of May, 2001.

Notary Public

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 28, 2004

Name and Address of Property Owner:

JOSEPH RICKY KNIPFER and DEBORAH S. KNIPFER, HUSBAND AND WIFE
3400 Binkley Rd
Joelton, Tn 37080

Property Address:

.44 ACRES, EATONS CREEK ROAD
DAVIDSON COUNTY, TENNESSEE

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 15, PARCEL 175

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$3,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Joseph R. Knipfer
Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **May, 2001.**

Notary Public

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 28, 2004

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MADISON, TN 37115

EXHIBIT 'A'

Land lying in the First Council District of Metropolitan Nashville and Davidson county, Tennessee, formerly being within the 14th Civil District of Davidson County, and being located south of, and adjacent to, Interstate Highway I-24, and fronting on the northwest margin of Eatons Creek Road, and being further described as follows:

Beginning at the point of intersection of the northwesterly right of way line of Eatons Creek Road and the southerly right of way line of Interstate Highway I-24; thence with the northwesterly right of way of Eatons Creek Road (50 ft. wide) around a curve to the left, said curve having a radius of 355 feet, a distance of 140 feet, more or less, to a point in the center of Long Creek; thence with the center of Long Creek for the next four calls as follows: N 55 degrees 00 minutes W 60 feet, more or less to a point; thence N 70 deg 20 min W 100 feet, more or less, to a point; thence N 3 deg 00 min E 55 feet, more or less, to a point; thence N 49 deg 45 min W 52 feet, more or less, to a point in the center of Long Creek and also, said point being in the south right of way line of Interstate Highway I-24; thence with the south right of way of I-24 (controlled access) S 75 deg 16 min 38 sec 215 feet, more or less, to a point at the beginning of a curve to the right; thence around the curve, having a radius of 954.93 feet, for a distance of 95 feet, more or less, to the point of beginning, and containing 0.44 acre, more or less.

Being a portion of the same property conveyed to James R. Falls, by Warranty Deed from AMBERS HARPER ET AL, of record in BOOK 1970, PAGE 88, Register's Office for DAVIDSON County, Tennessee. The said James R. Falls having since died on June 25, 1994, testate, and by his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 94P-1059, Will Book 191, page 680, said Probate Court, the property vested in his surviving spouse, Clara H. Falls. Clara H. Falls died on October 3, 1999, testate, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 99P-1641, and filed in Will Book 230, page 768, said Probate Court, the property vested in Joseph A. Falls, a 1/6 undivided interest, James Ross Falls, Jr., a 1/6 undivided interest, Glenn T. Falls, a 1/6 undivided interest, Wayne H. Falls, a 1/6 undivided interest, Belinda D. atanach, as Trustee for Patti Sue Davis, a 1/6 undivided interest, Carolyn C. Coyle, an 1/18 undivided interest, Allen R. Corbitt, an 1/18 undivided interest, and Gail E. VanHooser, an 1/18 undividied interest. Pursuant to said Last Will and Testament, Joseph A. Falls, personal representative/executor, was empowered to sell and convey said property in his capacity as personal representative.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 15, PARCEL 175).

3. Any and all other matters of record.