25-03

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
Nashville, TN 37201-1476

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/01 15:07 2pgs
Fees:13.00 Taxes:222.00
20010720-0077399

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is **$60,000.00**.

X Newton L Knight
Affiant

Sworn to and subscribed before me this 17 day of July, 2001.

NOTARY PUBLIC

My Commission Expires: 3-27-05

ADDRESS - NEW OWNER
Newton L. Knight, Jr., etux
3464 Knight Rd
Whites Creek, TN 37189

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 49
Parcel 255

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Virginia Gayle Sarbor and Carolyn Ann Preston**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Newton L. Knight, Jr., and Debra Lee Knight**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in the 12th Civil District of Davidson County, Tennessee, being Tract "B" on the survey by Ernest Medlin, not of record, dated June 20, 1977.
>
> Beginning at a point marked by an iron pin in the westerly margin of Knight Road, said point marking the common boundary between Tract "A" and Tract "B" of said property; thence south 89° 50' 18" West 1,236.34 feet to an iron pin; thence North 11° 43' 40" West 149.3 feet to an iron pin; thence North 87° 34' 32" East 1,298.57 feet to an iron pin in the westerly margin of Knight Road; thence South 8° 50' 10" West 200 feet to the point of beginning, said tract containing 5.00 acres, more or less.
>
> Being the same property conveyed to Martha Frances Knight Sadler by deed from Robert F. Spann, Trustee, the said Martha Frances Knight Sadler having since died and leaving as her only heirs-at-law, her husband William Henry Sadler and daughters, Carolyn Ann Preston and Virginia Gayle Sarber; the said William Henry Sadler having since died and devised his interest in said property to Virginia Gayle Sarber and Carolyn Ann Preston by will of record in Will Book 218, page 652, Probate Clerk's Office for Davidson County, Tennessee, and also being of record Instrument No. 20010523-0053616, Register's Office for Davidson County, Tennessee.

The above-described property is not the place of usual residence of the Grantors, herein.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 this 21st day of May, 2001.

Virginia Gayle Sarber
Virginia Gayle Sarber

Carolyn Ann Preston
Carolyn Ann Preston

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, **Carolyn Ann Preston**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13 day of ~~May~~ July, 2001.

Glenda Lorene Perry
NOTARY PUBLIC

My Commission Expires: 11 October, 2003

State of Indiana)
County of MARION)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Virginia Gayle Sarber**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21st day of May, 2001.

NOTARY PUBLIC

My Commission Expires: 10-18-2008

ELIZABETH K. JOHNSON
Notary Public, State of Indiana
County of Marion
My Commission Expires Oct 18, 2008