After Recording Return To:
TransContinental Title Company
2630 Elm Hill Pike, Suite 100
Nashville, TN 37214
Deal No. 3570

Davidson County DEEDWARR
Recvd: 02/07/02 09:52 2pgs
Fees:13.00 Taxes:518.93
20020207-0016933

WARRANTY DEED

This instrument, made and entered into on this the 25 day of January 2002, by and between BOBBY JOE KNIGHT and ANNELIA B. KNIGHT his wife, Parties of the First Part, and JOAN WOODHAM a unmarried woman Party of the Second Part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Parties of the First Part has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Party of the Second Part, their successors and assigns, the following described real estate:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EAST PART OF LOT NO. 41 AND THE WEST PART OF LOT NO. 42 OF BLOCK "A" ON THE MAP OF SUBDIVISION NO. 3 OF LIFE & CASUALTY INSURANCE COMPANY PROPERTY, OF RECORD IN BOOK 974, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF PARK CIRCLE, 30.5 FEET WEST FROM THE CORNER OF LOTS NO. 42 & 43; THENCE SOUTHERLY 171.6 FEET TO A POINT; THENCE WESTERLY 30 FEET TO A POINT AT THE CORNER OF LOTS NO. 41 & 42 AND CONTINUING WITH THE SOUTH LINE OF LOT NO. 41, WESTERLY 26 FEET TO AN IRON PIN; THENCE NORTHERLY 165 FEET TO AN IRON PIN IN THE SOUTH MARGIN OF PARK CIRCLE, WHICH IS 1616 FEET EAST FROM THE CORNER OF LOTS NO. 40 & 41; THENCE WITH THE MARGIN OF PARK CIRCLE, EASTERLY 63.3 FEET TO A POINT AND CONTINUING WITH THE MARGIN OF THE SAME EASTERLY 11.7 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BOBBY JOE KNIGHT AND WIFE, ANNELIA B. KNIGHT, BY WARRANTY DEED FROM PHYLLIS A. ROBINSON F/K/A PHYLLIS A. LOUDEN AND HUSBAND BEN C. ROBINSON, DATED 08/11/2000 AND RECORDED 08/14/2000 IN INSTRUMENT NO. 200008140080222, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX PARCEL IDENTIFICATION # 053-12-48.00

PROPERTY ADDRESS: 172 Park Circle, Old Hickory, TN 37138

TO HAVE AND TO HOLD unto the said Party of the Second Part, their successors and assigns, in fee simple forever.

And the said Parties of the First Part covenants with the Party of the Second Part, their successors and assigns, that she is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises are free from all encumbrance, and that she, the Parties of the First Part, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Parties of the First Part has hereunto set their hand and seal on this the day and date first above written.

Bobby Joe Knight
BOBBY JOE KNIGHT

STATE OF Tennessee ,
COUNTY OF Davidson ,

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, BOBBY JOE KNIGHT, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 25th day of January, 2002.

Billie G Isabell
Notary Public
My Commission Expires: 3-27-04

IN WITNESS WHEREOF, the Parties of the First Part has hereunto set their hand and seal on this the day and date first above written.

Annelia B. Knight
ANNELIA B. KNIGHT

STATE OF Tennessee ,
COUNTY OF Davidson ,

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, ANNELIA B. KNIGHT, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 25th day of January, 2002.

Billie G Isabell
Notary Public
My Commission Expires: 3-27-04

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 $140,250.00, 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.

Affiant

Subscribed and sworn to before me this the 25th day of January, 2002.

Notary Public

My commission expires:

JAMI M. CRAWLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
MY COMMISSION EXPIRES JUNE 18, 2002

Name and Address of Property Owner:
Joan Woodham
172 Park Circle
Old Hickory, TN 37138

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
JOHN Woodham
172 Park Circle
Old Hickory, TN 37138

No title search was preformed on the subject property. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
Young & Perl, PLC
One Commerce Square, Suite 2380
Memphis, Tennessee 38103