(1)

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40704**

Box 58-A

**WARRANTY DEED**

318.20
13.00
331.20

Davidson County DEEDWARR
Recvd: 04/02/02 08:40 2pgs
Fees:13.00 Taxes:318.20

20020402-0039498

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Judith C Jacob
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF MARCH, 2002.

Gail H. Hudson
Notary Public

MY COMMISSION EXPIRES: 11/26/05

GAIL H. HUDSON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL # |
|---|---|---|
| **TOMMY MILLER**<br>**714 Braidwood Drive**<br>**Nashville, Tennessee 37214** | New owner | **96-10-194** |

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, DANIEL M. KNIGHT and wife, JENNIFER L. KNIGHT**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TOMMY MILLER**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOW TO-WIT:

**LAND in Davidson county, Tennessee, being Lot No. 308 on the Plan of Cloverhill Subdivision, Section 7, as of record in Book 2133, page 92, Register's Office for said County.**

**Said Lot No. 308 fronts 90 feet on the westerly margin of Braidwood Drive, as measured on a curve, and runs back between lines, measuring 149.2 feet on the northerly line and 115 feet on the southerly line to a dead line in the rear, measuring 63.4 feet thereon.**

**Being the same property conveyed to Daniel M. Knight and wife, Jennifer L. Knight, by Warranty Deed from Peggy Joann Smith, unmarried, of record in Book 8888, Page 633, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( **X**) property, known as **714 Braidwood Drive, Nashville, Tennessee 37214**
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 OUR HANDS THIS 29TH DAY OF MARCH, 2002.**

X Daniel M. Knight
**DANIEL M. KNIGHT**

X Jennifer L. Knight
**JENNIFER L. KNIGHT**

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 DANIEL M. KNIGHT and wife, JENNIFER L. KNIGHT, the 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 and official seal at Nashville, Tennessee, this the 29th day of March, 2002.

NOTARY PUBLIC

ALLEN D. FRAZIER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5/26/02