Davidson County DEEDWARR
Recvd: 05/03/02 15:08 2pgs
Fees:13.00 Taxes:417.92
20020503-0054833

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WARRANTY DEED

This Indenture made this **15th** day of **April, 2002** between **The Estate of Irene P. Frankum, ,** GRANTOR, and **Robert Winslow Knight, unmarried ,** as GRANTEEs

WITNESSETH, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Section One (Revised)Caldwell Hall of record in Plat Book 2900, pages 57-59, Register's Office for Davidson County, Tennessee.

Said Lot No. 97 fronts 80 feet on the southerly margin of Wauford Drive and extends back 162.5 feet on the easterly line and 164.5 on the westerly line to a dead line in the rear measuring 80 feet thereon.

Being the same property conveyed to Irene P. Frankum by Warranty Deed from Larry E. Morrow and wife, Patricia S. Morrow, of record in Book 4861, page 122, Register's Office for Davidson County, Tennessee. Said Irene P. Frankum having since died leaving this property to her heirs as shown by Last Will and Testament recorded in Instrument Number 20020503-0054832, **Register's Office for Davidson County, Tennessee.**

Subject to all matters of record in Plat Book 2900, pages 57-59, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 2929, page 117 and Book 2997, page 93, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 307 Wauford Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **15th** day of **April, 2002.**

The Estate of Irene P. Frankum

Edwin Lee Frankum
Edwin Lee Frankum

Carolyn Irene Frankum
Carolyn Irene Frankum

Dorothy Marie Nelson
Dorothy Marie Nelson

Robert George Frankum
Robert George Frankum

Notary Acknowledgement

State of Tennessee County of Davidson

Before me, Jennifer R. Pierce, a Notary Public of the State and County mentioned,. personally appeared Carolyn Irene Frankum, Edwin Lee Frankum, Dorothy Marie Nelson, and Robert George Frankum the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, at office 15th day of April 2002.

My Commission Expires: 5.26.02

Notary Public

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires May 26, 2002

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $112950

Affiant

Subscribed and sworn before me this 17th day of April, 2002.

NOTARY PUBLIC

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires May 26, 2002

MY COMMISSION EXPIRES: 5.26.02

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Robert Winslow Knight
307 Wanford Dr.
Nashville, TN 37211

Send Tax Bills to:
Volunteer Trust Mortgage Corporation
301 S. Perimeter Park Drive Suite 125
Nashville, Tennessee 37211

Map & Parcel Number:
MAP 147-5
Parcel 97