STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 2002.

MICHAEL T. MOSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES 8-26-06

Notary Public

MY COMMISSION EXPIRES _____

Davidson County DEEDWARR
Recvd: 08/15/02 09:39 3pgs
Fees:18.00 Taxes:388.50
20020815-0098797

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Donald S. Knight and Melissa M. Knight, husband and wife (NAME)	Prime Mortgage Brokers, Inc. (NAME)	5-8
8056 Jackman Road (STREET ADDRESS OR ROUTE NUMBER)	454 Moss Trail (STREET ADDRESS)	
Joelton, Tennessee 37080 (CITY) (STATE) (P.O. ZIP)	Goodlettsville, TN 37072 (CITY)(STATE) (ZIP)	

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, Dennis Sterry and Kathy Sterry, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald S. Knight and Melissa M. Knight, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING THE SAME PROPERTY CONVEYED TO DENNIS STERRY AND WIFE, KATHY STERRY, BY DEED OF RECORD AS INSTRUMENT #200110100110475, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 8056 Jackman Road, Joelton, TN 37080.

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. Whenever 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/our hand(s) this 2nd day of August, 2002.

Dennis Sterry

Kathy Sterry

Land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, and partly in Robertson County, Tennessee, more particularly described as follows:

Beginning at a point in the northerly margin of Jackman Road, said point being south 63 degrees 30 minutes east 475 feet, more or less, from a stake in the fence corner of Goodman's, formerly Rip Bower's easterly line; thence north 3 degrees 30 minutes east 1350 feet, more or less, along the westerly boundary line of the property conveyed to Alene Milligan, by deed from Clara McMurrey, of record in Book 4013, page 478, to a point in Sycamore Creek; thence in an easterly direction along the center of Sycamore Creek; thence in an easterly direction along the center of Sycamore Creek, 100 feet to a point; thence north 3 degrees, 30 minutes east 256.3 feet, more or less, to a point; thence north 87 degrees west 488 feet, mote or less, along the southerly line of Dallas property to a pin; thence south 5 degrees west along Goodman's easterly line 1377 feet more or less to a point; thence south 63 degrees 30 minutes east 475 feet more or less to the point of beginning, containing 14.35 acres, more ore less.

Also conveyed herein is a modular home with VIN# /ALFRA2048375A & ALFRA2048375B manufactured home situated thereon and permanently affixed to the land described herein and made a part of the real property. Further Grantor represents, covenants, and agrees that the manufactured home on the land is to remain on the land and has been permanently affixed to the land described herein, so as to become a part of the real property.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described tract conveyed to Jeffrey B. Nidiffer and wife, Shelia S. Nidiffer, by deed from Hoe Vickers and wife, Mary C. Wickers, of record in Book 7981, page 549, Register' Office for said County.

BEING a tract of land in the 14th Civil District of Davidson County, Tennessee, and described according to a survey by Tommy E. Walker, R.L.S., Tennessee License #1465, as follows:

Beginning at an existing iron pin in the northerly margin of Jackman Road, said pin being the most southwest corner of herein described tract, and the most southeast corner of James D. Byrum (Deed Book 4464, Page 616); thence leaving said margin with said Byrum's east line North 09 degrees 29 minutes 02 seconds East 975.00 feet to a set iron pin; thence South 84 degrees 16 minutes 44 seconds East 219.07 feet to a set iron pin; thence South 09 degrees 59 minutes 16 seconds West, 122.86 feet to an iron pin set in the northerly margin of aid Jackman Road; thence with said margin North 61 degrees 00 minutes 58 seconds West, 197.06 feet to the point of beginning, containing 5.07 acres, more or less.

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 Dennis Sterry and Kathy Sterry, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal, this 2nd day of August, 2002.

Commission expires _____

MICHAEL T. MOSS NOTARY PUBLIC AT LARGE 3-25-06 DAVIDSON COUNTY, TENN.

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of August, 2002.

My Commission Expires:_____ _____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of August, 2002.

My Commission Expires:_____ _____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282