THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 330,000.00

Affiant

Subscribed and sworn to before me, this 5th day of December, 2002

Notary Public

My Commission Expires: 10/12/05

Davidson County DEEDWARR
Recvd: 12/16/02 13:55 2pgs
Fees:13.00 Taxes:1221.00

20021216-0154678

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAMES ANDREW KNIGHT 2611 Oakland Avenue Nashville, Tennessee 37212	UNION PLANTERS BANK, NATIONAL 215 Forrest Street Hattiesburg, MS 39403	MAP 117-4 PARCEL 85

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY THOUSAND AND NO/100---------- ($ 330,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , IRA R. ROGERS, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JAMES ANDREW KNIGHT, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly 60.0 feet of Lot No. 202 on the Plan of Belmont Land Company's Plan of Lots called Belmont Heights as of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID southerly part of Lot No. 202 fronts 60.0 feet on the west side of Oakland Avenue and runs back between parallel lines with the northerly margin of Rosewood Avenue, 175.0 feet to an alley.

BEING the same property conveyed to Ira R. Rogers, unmarried, by deed from Steven D. Rogers of record in Book 10668, page 28, Register's Office for Davidson County, Tennessee.

This is improved property known as 2611 Oakland Avenue, Nashville, Tennessee 37212

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Land Co.'s Pln of Lts called Belmont Heights of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __5th___ day of __December___, _2002__.

Ira R. Rogers
IRA R. ROGERS

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 _IRA R. ROGERS, UNMARRIED_____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____he_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ___5th___ day of __December, 2002_____.

My Commission Expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and_____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public