This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
James C. Bilbrey, Sr.
1975 Lebanon Road
Lebanon, Tennessee 37087

SEND TAX BILL TO:
Owner

MORTGAGEE:
_____
_____
_____

Davidson County DEEDWARR
Recvd: 12/26/02 07:59 3pgs
Fees:18.00 Taxes:328.65
20021226-0158301

MAP **086-02-0**
GROUP
PARCEL **8.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tina Hudgins Knight and husband, John Robert Knight** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **James C. Bilbrey, Sr. and wife, Judy C. Bilbrey**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Dodson Heights, as of record in Book 2900, page 113, Register's Office for said County.

Said Lot No. 128 fronts 55 feet on the easterly side of Baltic Drive and extends back 146 feet on the northerly line and 113.4 feet on the southerly line to a dead line, which is a broken line, measuring 104.3 feet.

Being the same property conveyed to Tina Hudgins Knight and husband, John Robert Knight by deed from Pauline C. Smith, a widow dated April 3, 1997, of record in Book 10409, page 506, Register's Office for Davidson County, Tennessee.

This is improved property known as 6025 Baltic Drive, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2002, a lien now due and payable. Map 086-02-0, Parcel 8.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2002 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in an instrument of record in Book 3130, page 623, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 2900, page 113, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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,

Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their 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.

WITNESS our hand this the 12th day of December, 2002.

Tina Hudgins Knight

Tina Hudgins Knight

John Robert Knight

John Robert Knight

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Tina Hudgins Knight and husband, John Robert 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of December, 2002.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $88,825.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of December, 2002.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/2004

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE