This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 12/26/02 16:39 2pgs
Fees:13.00 Taxes:205.35
20021226-0159200

WARRANTY DEED

Address new owner as:
Bobby Joe Knight
304 Woodruff Street
Madison, Tennessee 37115

Send tax bills to:
Same

Map-Parcel
Map 43-9
Par 108

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Margie Covington, a single person, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to Bobby Joe Knight and wife, Annelia B. Knight, ("Grantees"), their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Being the easterly one-half of Lot No. 24, Block D, on the Plan of Woodlawn Estates, of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.
>
> Said property fronts 49 feet on the northerly margin of Cumberland Avenue and extends back between parallel lines, with the westerly margin of Bixler Avenue, 165 feet to a dead line.
>
> Being the same property conveyed to Margie Covington, by deed from Herbert H. Zidank, unmarried, dated September 30, 1994 and recorded in Deed Book 9490, page 574, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 337 Cumberland Avenue, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees their heirs and assigns, forever.

And I, the Grantor, covenant with the Grantees that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and for real property taxes for the year 2002.

And I, the Grantor, further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

WITNESS my hand this 16th day of December 2002.

MARGIE COVINGTON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margie Covington, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December 2002.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $55,500.00.

AFFIANT

Subscribed and sworn to before me, this 16th day of December 2002.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003