PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072
File #08-0401-90215

Davidson County DEEDWARR
Recvd: 02/09/04 15:21 2pgs
Fees:13.00 Taxes:147.63
20040209-0015613

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 4th day of August, 2003 by and between **NATIONAL BANK OF COMMERCE**, party of the first part, and Robert Knee II and Jeffrey H. Moshinsky party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

Lot 249B on the Zone Lot Division of Lots 248, 249, 250, 251, 252 and 253 on the Plan of Larchwood, Section III in Plat Book 5200, Page 540, as amended in Plat Book 6250, Page 524 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to party of the first part by Deed of record at Instrument No.20021115-0142160 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements of record, *including* matters of record appearing Plat Book 5200, Page 540, as amended in Plat Book 6250, Page 524, Easements in Book 7681, Page 611, and 617, and Restrictive Covenants in Book 6076, Page 69 as amended in Book 6122, Page 482, all in the Register's Office of **Davidson** County, Tennessee; property taxes for the year 2003; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

NATIONAL BANK OF COMMERCE

By: Jennifer D. Slangerup
Printed Name: Jennifer D. Slangerup
Title: Bank officer

STATE OF Tennessee

COUNTY OF Shelby

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared, Jennifer D. Slaughenup, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Bank Officer of **NATIONAL BANK OF COMMERCE,** the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **NATIONAL BANK OF COMMERCE.**

WITNESS my hand, at office, this 4th day of August, 2003

Notary Public Sherri L. Mayo

Commission Expiration:
MY COMMISSION EXPIRES NOV. 8, 2005



PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF11363

PROPERTY ADDRESS:
3306 Percy Priest
Nashville, Tennessee

PARCEL ID NUMBER: 96-16-198

PROPERTY OWNER:
Robert Knee & Jeffrey H. Mashinsky
3277 Priest Woods Drive
Nashville, TN 37214
MAIL TAX BILLS TO:
Same

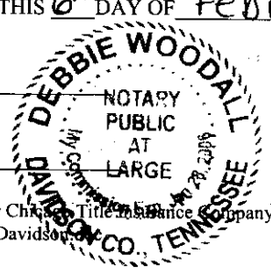
COUNTY OF Davidson
STATE OF Tennessee

I, OR WE, HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT'S KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $ 39,900.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Janelle A. McGuire
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 6th DAY OF February, ~~2003~~ 2004

Debbie Woodall
NOTARY PUBLIC



COMMISSION EXPIRATION: 1/28/06

This Deed is prepared from information provided by Chicago Title Insurance Company.
F:\USERS\CHRIS\Atlantic Docs\SWD.NBC.Percy.Davidson.wpd