PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 02/12/04 10:11 2pgs
Fees:13.00 Taxes:695.60
20040212-0016799

W & I Ref:(KM) Title No: 45342
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kurt Jason Knapp Melissa A. Knapp 10 Brook Glen Cove Nashville, Tennessee 37211	SAME

TAX MAP-PARCEL NUMBERS: 156-01-D-015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$188,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert C. Smith , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kurt Jason Knapp and wife, Melissa A. Knapp** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Brook Glen of record in Book 7900, Page 828 (amended in Book 9700, Page 128) Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert C. Smith, unmarried , by deed from The Jones Company Custom Homes of Tennessee, Inc. a Tennessee corporation of record in Book 10435, Page 52, Register's Office for said County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 828, said Register's Office, which Plan shows a 20 foot minimum building setback line from Brook Glen Way and Brook Glen Cove, together with a designated building site and a 20 foot easement for public utility and drainage purposes along the front line(s) of said lot, and the following note: No direct access to Old Harding Pike allowed from lots 13, 14, 15, 16, 17, and 18. The Declaration of Covenants, Conditions and Restrictions of record in Book 7743, page 925, Book 9470, page 187, Book 10276, Page 283, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 10 Brook Glen Cove, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of February, 2004.

Robert C Smith
Robert C. Smith

State of TENNESSEE
County of DAVIDSON

On this 6th day of February, 2004 , before me the undersigned authority, personally appeared Robert C. Smith , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 3/25/08

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $188,000.00

Melissa A. Knapp
Affiant

Sworn and subscribed before me this the 6th day of February, 2004

Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.