Prepared By: KENNETH E. NICHOLS
Network Closing Services, Inc.
7651-A Ashley Park Court #402
Orlando, FL 32835
incidental to the issuance of a title insurance policy.
File Number: N03-5479
Parcel ID Number: 053 14 0 004.00

Davidson County DEEDWARR
Recvd: 02/20/04 10:51 2pgs
Fees:13.00 Taxes:277.50
20040220-0019636

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED, dated **01/19/2004** by **KENNETH E. NICHOLAS, A MARRIED MAN** whose post office address is **1855 HORNBERG ROAD, EMLENTON, PA 16373** hereinafter called the GRANTOR, to **ROBIN KNUCKLES, AND WIFE, DIANE KNUCKLES,** whose post office address is **314 NAWAKA TRAIL, MADISON TN 37115,** hereinafter called the GRANTEE:
(Wherever used herein the terms "GRANTOR" and "GRANTEE" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

WITNESSETH: That GRANTOR, for and in consideration of the sum of ~~$10.00~~ $75,000.00 and other valuable considerations in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto GRANTEE forever, all the right, title, interest, claim and demand which GRANTOR has in and to the following described lot, piece or parcel of land, situate, lying and being in **Davidson** County, **TN**, viz:
A certain tract of parcel of land in the 11th Civil District of Davidson County, Tennessee and being Lot No. 10 on the map of Kennedy and Graves Nawakwa Hills, West End Section, a subdivision of Kennedy and Graves five acre tract, as of record in Book 974 Page 96, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete and accurate description of the metes and bounds of said property. Being the same property conveyed to borrower by Quit Claim Deed, dated October 21, 1996, in Book 10329, Page 953, Register's Office of Davidson County, Tennessee.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE forever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Mary C Morris
Print Name: Mary C Morris

Kenneth E Nichols
KENNETH E. NICHOLS

Signature: _____
Print Name:

_____

STATE OF ~~TN~~ PA
COUNTY OF ~~Davidson~~ Venango

THE FOREGOING INSTRUMENT was acknowledged before me on Jan 21 by **KENNETH E. NICHOLAS, A MARRIED MAN** . He/She/They is/are personally known to me or has/have produced operators license as identification.

(SEAL)

MARY C. MORRIS
NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA

Mary C Morris
Notary Public
Print Name: Mary C Morris
My Commission Expires:

Notarial Seal
Mary C. Morris, Notary Public
Cranberry Twp., Venango County
My Commission Expires July 20, 2006
Member, Pennsylvania Association Of Notaries

Send Tax Bill to: (new owners)

DIANE KNUCKLES and ROBIN KNUCKLES
314 NAWAKA TRAIL, MADISON TN 37115
053 14 0 004.00

N03-5479

Instrument Prepared by:
Name: Network Closing Services
Address: 7651-A Ashley Park Court, Suite 402
Orlando, Fl. 32835
Return to: Network Closing Services
7651-A Ashley Park Court, Suite 402
Orlando, Fl. 32835

Oath of Conveyances Affidavit

State of: TENNESSEE
County of:

I / We hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 75,000 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 09 day of Feb, 2004.

LaLaann Cohens
Affiant

Notary Public
My Commission Expires:

BETH ANNE SHAW
MY COMMISSION # DD 159722
EXPIRES: October 24, 2006
Bonded Thru Notary Public Underwriters