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GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Michael Henry Knotts and wife Jennifer Leigh Knotts 5732 Cloverland Place Brentwood, TN 37027	Countrywide Home Loans, Inc. ~~Michael Henry Knotts and wife Jennifer Leigh Knotts~~ ~~5732 Cloverland Place~~ ~~Brentwood, TN 37027~~ 1800 Tapo Canyon, MSN-SV79 Simi Valley, CA 93063-6712

GENERAL WARRANTY DEED

This indenture is made and entered into this 30th day of March, 2004 between Beth Bradford Carroll and husband Clayton Carroll (hereinafter referred to as "GRANTOR") and Michael Henry Knotts and wife Jennifer Leigh Knotts (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 15 of the Cloverland Acres Subdivision, Section 2 as shown by a map of record in Plat Book 4460 at page 114 in the Davidson County, Tennessee Register of Deeds office.

BEING the same property conveyed to Beth Bradford Carroll by instrument of record in Instrument No. 20000606-0056237 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 171.07-0-018.00

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

Davidson County DEEDWARR
Recvd: 03/31/04 14:44 2pgs
Fees:13.00 Taxes:906.50
20040331-0036391

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Beth Bradford Carroll

Beth Bradford Carroll

Clayton Carroll

Clayton Carroll

STATE OF TENNESSEE
COUNTY OF WLLIAMSON

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Beth Bradford Carroll, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Columbia, Tennessee this 30th day of March, 2004.

Regina E. Johnson

NOTARY PUBLIC
Commission Expires: 5.30.04

REGINA E. JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

STATE OF TENNESSEE
COUNTY OF WLLIAMSON

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Clayton Carroll, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Columbia, Tennessee this 30th day of March, 2004.

Regina E. Johnson

NOTARY PUBLIC
Commission Expires: 5.30.04

REGINA E. JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $245,000.00.

Leanea L. Gregory

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 30th DAY OF March, 2004.

SEAL

Jennifer Gregory

NOTARY PUBLIC
COMMISSION EXPIRES: 3-14-07

JENNIFER GREGORY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.
MY COMMISSION EXPIRES
MARCH 14, 2007