Davidson County DEEDWARR
Recvd: 05/24/04 10:15 3pgs
Fees:18.00 Taxes:332.26
20040524-0060454

This instrument prepared by:

Title Enterprises, LLC
320 Seven Springs Way, Ste 150
Brentwood, TN 37027
6040150

SPECIAL WARRANTY DEED

Name and Address of New Owner:	**Send Property Tax Information To:**	**Tax Map Parcel No.:**
Donzaleigh Garner 3316 Township Road Antioch, TN 37013	Same	150-11-120.00

FOR AND IN CONSIDERATION OF Eighty-Nine Thousand Eight Hundred Dollars and 00/100 Cents ($89,800.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, J.B. Knight and wife, Andrea Lynn Knight (herein called "Grantor"), has this day bargained an sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Donzaleigh Garner,a single woman (herein called "Grantee") the following described property, having an address of 3316 Township Road, Antioch, TN 37013 and being situated and located in Davidson County, Tennessee, to wit:

See Exhibit A

The above-described property is improved property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23rd day of April, 2004.

GRANTOR:

J.B. Knight

Andrea Lynn Knight

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public, J.B. Knight, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be the within named bargainor, and executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 23rd day of April, 2004.

NOTARY PUBLIC

My Commission Expires:

_____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public, Andrea Lynn Knight, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be the within named bargainor, and executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 23rd day of April, 2004.

NOTARY PUBLIC

My Commission Expires:

_____

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $ 89,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dongaleigh A. Garner
Affiant/Grantee

SWORN TO and subscribed before me this 23 day of April, ~~2002~~ 2004.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2006

Exhibit A

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 297 on the plan of Section Three, Towne Village of the Country, of reccrd in Book 5200, page 268 and 269, Register's Office for said County.

Said Lot No. 297 fronts 50.83 feet on the easterly margin of Township Road and extends back 130.64 feet on the northerlyline and 140.0 feet on the southerly line to a dead line in the rear, measuring 107.73 feet thereon.

Being the same property conveyed to J.B. Knight an wife, Andrea Lynn Knight by Cash Deed from Samuel R. Pierce, Secretary of Hosing and Urban Development dated 02/28/85, recorded 02/28/85, in Book 6501, page 575, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.