THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

SEND TAX BILLS TO:

OWNER

MAP PARCEL NUMBERS
172-12-O-B-364.00CO

Davidson County DEEDWARR
Recvd: 06/23/04 09:00 2pgs
Fees:13.00 Taxes:690.05

20040623-0074237

WARRANTY DEED

THIS INDENTURE, made and entered into this **15th** day of **June, 2004**, by and between **James R. Knight and Janet R. Knight, husband and wife**, party of the first part, and **Charles William Hall, II and Amanda Grace Hall, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$186,500.00** 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 Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 199 on the plan of Bradford Hills, Section Fourteen, of record in Plat Book 7900, page 6, and amended in Book 7900, page 739, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James R. Knight and wife, Janet R. Knight by Warranty Deed from Claridge Builders, Inc., of record in Book 9609, page 466, dated 3-1-95, and recorded 3-2-95, Register's Office for Davidson County, Tennessee.

This property is also known as 3037 Cody Hill Road; Nashville, TN 37211

The above referenced property is identical to the one in the previous deed of record.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2004 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 7900, Page 6; any and all easements, right of ways, setback lines, covenants, restrictions, zoning regulations, etc. of record in the Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the 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 party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

James R. Knight

Janet R. Knight

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James R. Knight and Janet R. Knight, husband and wife**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **15th** day of **June, 2004**.

My commission expires 1/29/06

Notary Public

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, **$186,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **15th** day of **June, 2004**.

My Commission Expires 1/29/06

PROPERTY ADDRESS:
3037 Cody Hill Road
Nashville, TN 37211

ADDRESS OF NEW OWNER:
Charles William Hall II, and wife, Amanda Grace Hall
3037 Cody Hill Road
Nashville, TN 37211