Davidson County DEEDWARR
Recvd: 06/28/04 14:01 2pgs
Fees:13.00 Taxes:444.00

20040628-0076481

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

C. Casey Hodges
Affiant

Subscribed and sworn to before me, this 18th day of June 2004.

Betty Lodges
Notary Public
My commission expires: _____

NOTARY PUBLIC AT LARGE
BETTY LODGES
WILLIAMSON COUNTY, TENN.

My Commission Expires Feb. 19, 2007

Address of New Owner:	Send Tax Bills to:	Tax Information
Honnie Lynn Payne 5252 Village Way Nashville, TN 37211	New owner	161-11-O-E-005.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Ashley M. Knudsen an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Honnie Lynn Payne hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 22 on the Plan of Villages of Brentwood, Phase VIII, Section II, of record in Book 6200, Page 769, anended in Book 7900, Page 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ashley M. Knudsen by deed from John P. L'Ecuyer, and wife, Jan R. L'Ecuyer of record in Book 11646, Page 297, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2004 taxes a lien which are not yet due and payable. 2) This conveyance is subject to any and all existing easements and restrictions of record in Register's Office for Davidson County, Tennessee. 3) This conveyance is subject to Restrictive Covenants of record in Book 7231, Page 789 and Book 7582, Page 816, Register's Office for Davidson County, Tennessee. 4) This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities. 5) All matters appearing on Plat of record in Plat Book 6200, Page 769, and amended in Book 7900, Page 57, Register's Office for Davidson County, Tennessee.

This property is improved property known as 5252 Village Way, Nashville, Tennessee 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said

land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 18th day of June, 2004.

Ashley M. Knudsen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashley M. Knudsen , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of June, 2004.

Notary Public

My Commission expires: 4/21/07

FILE NO: 04463

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.