REALTY TITLE
Box 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $129,900.00

Davidson County DEEDWARR
Recvd: 02/10/05 14:28 2 pgs
Fees:13.00 Taxes:480.63
20050210-0015656

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Affiant

Subscribed and sworn to before me, this 8th day of February, 2005.

Notary Public
My commission expires: 11/27/06

15-0501-150125

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David L. Knight	Countrywide Home Loans	87-01-0-A
4229 Chesney Glen Drive	P.O. Box 10215	066
Hermitage TN 37076	Van Nuys, CA 91410-0215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michele A. Gagnard, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **David L. Knight, an unmarried man and Amy R. Fraysur, an unmarried woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee being Lot No. 140 on the Plan of Section 1-A, Chesney Glen, of record in Plat Book 9700, Page 288, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Michelle A. Gagnard, unmarried by deed from Beazer Homes Corporation, dba Phillips Builders, dated 09-30-97, of record in Book 10633, Page 779, Register's Office for Davidson County, Tennessee.

Michele A. Gagnard and Michelle A. Gagnard are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4229 Chesney Glen Drive, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 8th day of February, 2005.

Michele A. Gagnard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michele A. Gagnard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 8th day of February, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON