WARRANTY DEED

BW-20050032

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF March, 2005.

Notary Public

(Affix Seal)

My Commission Expires: 6-26-07

APRIL G NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON CO

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
118 Seaboard Lane, Suite 102
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David C. Knight	WR Starkey Mortgage, LLP	105-14-0-024.00
834 Glen Avenue	5055 W. Park Blvd, Suite 300	
Nashville, TN 37204	Plano, TX 75093	

Davidson County DEEDWARR
Recvd: 03/29/05 10:50 2 pgs
Fees:13.00 Taxes:702.63
20050329-0033567

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RICHARD DAVIS AND WIFE, CARLA DAVIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DAVID C. KNIGHT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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

Being the easterly part of Lot # 73 on the Plan of Waiverly Place, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a oint in the northerly margin of Glen Avenue at a common corner of Lots No 72 and 73; thence westerly along the north margin of Glen Avenue 55 feet to the southeast corner of part of Lot 73 conveyed to S. C. Robb, Sr. of record in Book 420, page 62, Register's Office for said County; thence along Robb's easterly line in a northerly direction, 200 feet to the south margin of an alley; thence along the said alley in an easterly direction 42 feet 4.5 inches tot he common corner of Lots No 72 and 73; thence along the line between said lots southerly 200 feet tot he beginning.

Being the same property conveyed to Richard Davis and wife, Carla Davis from Stephanie Christian and husband, Van E. Christian by Warranty Deed dated February 15, 2002 and recorded February 22, 2002 in Instrument # 20020222-0023146, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 834 Glen Avenue, Nashville, Tennessee 37204.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this 21st day of March, 2005 :

Richard Davis

Carla Davis by Richard Davis, POA

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named RICHARD DAVIS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Williamson, Tennessee, this 21st day of March, 2005.

Notary Public
My Commission Expires: 6-26-07

APRIL G NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21 day of March, 2005, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Richard Davis, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Carla Davis, and as such Attorney in Fact for Carla Davis, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney and is authorized by Carla Davis to execute this instrument on behalf of Carla Davis.

Witness my hand and official seal on this 21 day of March, 2005.

April G Nichols
Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN