Davidson County DEEDWARR
Recvd: 08/01/05 14:38 2 pgs
Fees:13.00 Taxes:677.10
20050801-0089752

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of July, 2005.

Notary Public

My Commission Expires: 11/2/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michael W. Knipple
7153 Somerset Farms Drive
Nashville, TN 37221

SEND TAX BILLS TO:

OWNER

MAP-PARCEL NUMBERS:

141.07-0B-149.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rayford S. Price, and Wife, Virginia R. Price hereinafter referred to as Grantors, hereby transfers and conveys to Michael W. Knipple, and Wife, Deborah R. Robbins-Knipple hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 148, Somerset Farms Subdivision, Section 4, Phase 3, as shown by plat of record in Plat Book 9700, Page 460, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rayford S. Price, and Wife, Virginia R. Price by deed from Somerset Farms, a Tennessee Joint Venture of record in Deed Book 11010, page 154, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable. All prior years are paid.

Subject to all matters as set forth per Plat Book 9700, Page 460, Register's Office of said County.

Restrictive Covenants of record in Deed Book 8556, Page 11, Book 9383, Page 526, Book 9662, Page 869, Book 10190, Page 182 and Book 10410, Page 89, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

By-Laws of record in Book 8556, Page 25, said Register's Office.

Articles of Incorporation of record in Book 7382, Page 225 and amended in Book 7820, Page 605, Book 8235, Page 521 and Book 8584, Page 20, said Register's Office.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7153 Somerset Farms Drive, Nashville, TN 37221.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 28th day of July, 2005.

Rayford S. Price

Virginia R. Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Rayford S. Price, and Wife, Virginia R. Price the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2005.

Notary Public

My Commission Expires: 11.VV05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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