Box 5

WARRANTY DEED
With Life Estate Retained

Davidson County DEEDWARR
Recvd: 08/12/05 07:57 3 pg:
Fees:18.00 Taxes:1295.00

20050812-0095453

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/20/08

(AFFIX SEAL) MICHAEL T. HALEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Attorney (NAME) | 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anderson Clark & Frances P. Clark (NAME)	SAME (NAME)	109-00-0
12134 Old Hickory Blvd. (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	208.00
Hermitage, TN 37076 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Harlan D. Knight and wife, Eva M. Knight

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anderson Clark and wife, Frances P. Clark, reserving unto ourselves, Harlan D. Knight and wife, Eva M. Knight, a life estate in and to the subject property

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Exhibit "A" Legal Description

Subject to the following: any and all restrictions, easements, setback lines and other matters noted on Plat of record at Book 5371, page 621, Register's Office for Davidson County, Tennessee, and otherwise of record; zoning regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey; county property taxes were prorated as of date of deed and assumed by Grantees herein.

This is unimproved ( )
improved (X) property, known as 12141 Old Hickory Blvd. (House Number/Street) Hermitage (City/Town) TN (State) 37076 (Postal Code)

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 we do covenant with the said GRANTEES that we are 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 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 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 our hand s this 10th day of August, 2005.

Harlan D. Knight
HARLAN D. KNIGHT

Mrs Eva M Knight
EVA M. KNIGHT

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 **Harlan D. Knight and wife Eva M. Knight,** 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 **Nashville, TN**, this 10th **day of August, 2005.**

Notary Public

Commission Expires: 9/26/08

MICHAEL T. HALEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RELS | Real Estate Loan Services of Tennessee, Inc.

CONTINUATION SHEET
LEGAL DESCRIPTION

Exhibit "A":

A tract of land in the 2nd Civil District of Davidson County, Tennessee, referred to as Tract 13, Cooks Landing Estates, in the deed of record in Book 5371, page 621, Register's Office for said County, and described as follows:

Beginning at a point lying on the easterly margin of Old Hickory Boulevard said point further described as lying south 815.0 feet from the southerly margin of Stewarts Ferry Pike; thence leaving said Old Hickory Boulevard and running North 85 deg. 36 min. 48 sec. East a distance of 302.01 feet to a point; thence South 69 deg. 33 min. 58 sec. East a distance of 339.33 feet to a point; thence South 48 deg. 36 min. 30 sec. East a distance of 310.56 feet to a point; thence South 85 deg. 36 min. 48 sec. West a distance of 826.59 feet to a point on the easterly margin of Old Hickory Boulevard, thence running with said easterly margin North 4 deg. 23 min. 12 sec. West a distance of 365.0 feet to the point of beginning, containing 5.16, more or less, acres.

Being the same property conveyed to Harlan D. Knight and wife, Eva M. Knight, by deed from Robert J. Baltz, Jr., Trustee, Robert J. Baltz, Jr., and wife, Catherine H. Baltz, Dennis L. Baltz and wife, Marie Baltz, Douglas M. Baltz and wife, Reba Baltz, Frank J. Baltz, and wife, Frances A. Baltz, and Joseph P. Baltz and wife, Joyce Baltz, dated May 19, 1983, recorded June 6, 1983, of record in Book 6069, page 947, Register's Office for Davidson County, Tennessee.

Reg/98929-05