PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 09/01/05 09:14 3 pgs
Fees:18.00 Taxes:1424.50
20050901-0104826

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of August, 2005, by and between DONNA G. KNEPPER, UNMARRIED, hereinafter called Grantor, and CORY J. GIERMAN, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DONNA G. KNEPPER, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto CORY J. GIERMAN, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3773 KNIGHT ROAD, WHITES CREEK, TENNESSEE 37189.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Donna Knepper

DONNA G. KNEPPER
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **DONNA G. KNEPPER, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.**

Witness my hand, at Joelton, Tennessee, this 30th day of **August, 2005.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

CORY J. GIERMAN
3773 KNIGHT ROAD
WHITES CREEK, TENNESSEE 37189

Property Address:

3773 KNIGHT ROAD
WHITES CREEK, TENNESSEE 37189

Person Responsible for Taxes:

SUNTRUST MORTGAGE, INC.
201 4TH AVENUE NORTH/6TH FLOOR
NASHVILLE, TN 37219

Map & Parcel #: MAP 49, PARCEL 235

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$385000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Carrie Tuster
Affiant

Sworn to and subscribed before me, a Notary Public, this 30 day of **August, 2005.**

Notary Public

My Commission Expires: 7-29-06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

RUDY TITLE AND ESCROW
2012 21ST AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

EXHIBIT 'A'

Property located in the 3rd Councilmanic District of Davidson County, Tennessee, being shown as parcel 235.00 on Davidson County Property Map 49. Being located on the north side of Knight Road and being more particularly described according to a survey by William E. Crenshaw, R.L.S. #2395, dated July 19, 2005, as follows:

BEGINNING at an iron pin set in the northerly right-of-way of Knight Road, said pin being the Southeast corner of the herein-described tract and the Southwest corner of the Tuyle K. Davidson etux property of record in Book 3874, page 677, R.O.D.C., TN. Thence from said POINT OF BEGINNING, with said northerly right-of-way of Knight Road, 25 feet from the centerline, N 53 degrees 27' 13" W - 170.39 feet to an iron pin set; Thence with curve left having a radius of 686.41 feet, a chord length of 354.91 feet, said chord having a bearing of N 68 degrees 26' 11" W and an arc length along said curve of 358.99 feet to an iron pin set; Thence N 83 degrees 25' 08" W, 206.92 feet to an iron pin set; Thece with a curve right having a radius of 275.00 feet, a chord length of 273.46 feet, said chord having a bearing of N 53 degrees 36' 14" W and an arc length along said curve of 286.20 feet to an iron pin set; Thence N 23 degrees 47' 20" W, 16.41 feet to an iron pin set at the Southwest corner of the herein-described tract. Said pin also being the Southeast corner of the Rick Lester Knapp etux property of record in Book 6732, page 558, R.O.D.C., TN. Thence leaving the right-of-way of Knight Road with the easterly line of Knapp, N 47 degrees 01' 04" E - 792.93. feet to an existing iron pin at the Northwest corner of the herein-described tract. Said pin being the Northeast corner of Knapp and in the southerly line of the Betty N. Harbison and Yolanda Faye Johnson property of record in Book 8658, page 286, R.O.D.C., TN. Thence with the southerly line of Harbison and Johnson, S 87 degrees 22' 06" E - 902.54 feet to an existing iron pin at the Northeast corner of the herein-described tract. Said pin also being the Northwest corner of the Davidson property, aforementioned. Thence leaving the line of Harbison and Johnson and running with the westerly line of Davidson, S 32 degrees 00' 00" W - 1099.06 feet to the point of beginning, containing 18.54 acres, more or less.

Being the same property conveyed to Donna G. Knepper, unmarried, by Quitclaim Deed from Chester Terry Knepper, unmarried, of record in Instrument Number 20001122-0115310, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 49, PARCEL 235).
2. Electrical permit with covenants of record in Book 5713, page 328, Register's Office for Davidson County, Tennessee.

3. Electrical permit with covenants of record in Book 10479, page 376, Register's Office for Davidson County, Tennessee.

4. Unrecorded easements for roads and utilities, if any.