Davidson County DEEDWARR
Recvd: 11/23/05 08:21 2 pg
Fees:13.00 Taxes:658.60
20051123-0141432

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel: 142-07-C- 097.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
DONALD L. KNUPP	SAME	N/A
213 Myhr Green		
Nashville, TN 37221		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **DOROTHY E. FIELDING LECROY BOTH INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF RUBY ANNE FIELDING AND JOHN EARL FIELDING, INDIVIDUALLY,** have bargained and sold and by these presents do transfer and convey unto **DONALD L. KNUPP and wife, JOSEPHINE B. KNUPP,** their heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 97 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Section 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, page 44, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Book 7184, page 71, said Register's Office, (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit.

Being the same property conveyed to Ruby Anne Fielding by instrument dated October 28, 1993 by deed from Margaret P. Walker DeBoard of record in Book 9135, page 20, Register's Office for Davidson County, Tennessee. Ruby Anne Fielding died May 27, 2005.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **Davidson County property taxes for subsequent years are a lien but not yet due and payable.**
2. **All matters as shown on the Plan of Ashley Green, of record in Plat Book 6900, page 978, Register's Office for Davidson County, Tennessee.**
3. **Boundary Plat of record in Book 6900, page 24, Register's Office for Davidson County, Tennessee.**
4. **This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annoated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations all conditions, covenants, restrictions and options, burdens, assessements and other undertaking contained in the Master Deed of record in Book 7184, page 44, as corrected in Book 7467, page 279, and as amended in Book 7482, page 312, Register's Office for Davidson County, Tennessee.**
5. **Easement of record in Book 5374, page 511; Book 5407, page 643 and Book 5483, page 907, Register's Office for Davidson County, Tennessee.**

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 21st day of November, 2005.

Dorothy E. Fielding LeCroy

DOROTHY E. FIELDING LECROY, Individually and Executrix of The Estate of Ruby Anne Fielding

John Earl Fielding

JOHN EARL FIELDING, Individually

By: Dorothy E. Fielding LeCroy

Dorothy E. Fielding LeCroy, Atty-in-Fact, Of record in Instrument No. 20051026-0129355, RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DOROTHY E. FIELDING LECROY**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 21st day of November, 2005.

My Commission Expires:
12-28-08

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of November, 2005, before me personally appeared **DOROTHY E. FIELDING LECROY**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **JOHN EARL FIELDING,** and who acknowledged that she executed the same as the free act and deed of the said **JOHN EARL FIELDING.**

WITNESS my hand and seal, at office, on this 21st day of November, 2005.

My Commission Expires:
12-28-08

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$178,000.00.**

Affiant

Sworn to and subscribed before me on this 21st day of November, 2005.

My Commission Expires:
12-28-08

Notary Public