WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/11/06 08:53 2 pgs
Fees:12.00 Taxes:0.00
20060111-0003988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 0.00

Affiant

Subscribed and sworn to before me, this the 9th day of January, 2005.

NOTARY PUBLIC

My Commission Expires: 11-25-2006

THIS INSTRUMENT PREPARED BY:
Mail → James C. Vance, Attorney, 237 Old Hickory Boulevard, Nashville, Tennessee 37221

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Fannie Latilda Pierce	New Owners	Map 102-7
232 Fairview Street		Parcel 45
Paris, TN 38242		

For and in consideration of the sum of zero ($0.00) dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Fannie Latilda Pierce, personal representative for the Estate of Offie A. Knight, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Fannie Latilda Pierce, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91, Register's Office for said County.

Said Lot No. 87 fronts 80.0 feet on the southeasterly side of Beacon Lane and extends back 150.0 feet on the northeasterly line and 110.0 feet on the southwesterly line to a dead line in the rear, which is a broken line, measuring a total of 99.23 feet thereon.

Being the same property conveyed to Offie A. Knight by quitclaim deed from Margaret Orene Potter, of record in Book 7412, page 550, Register's Office for Davidson County, Tennessee. Offie A. Knight having died and his estate probated in the Seventy Circuit Court for Davidson County, Tennessee under docket number

05P-1640.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

This is improved real property, commonly known as: 6665 Beacon Lane, Nashville, TN 37209.

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, Grantees' heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is 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 Grantor does further covenant and bind themselves, our heirs and assigns, to warrant and forever defend the title to the property 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.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4th day of January, 2006.

Fannie Latilda Pierce

Fannie Latilda Pierce, Personal Representative
For Estate of Offie A. Knight

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Fannie Latilda Pierce, personal representative for Estate of Offie A. Knight, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of January, 2006.

MAY MANCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 11-25-2006

01/04/06