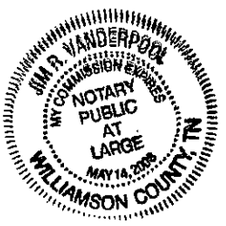
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 310,000.00

Corey Bonnyman
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF FEBRUARY, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

**THIS INSTRUMENT PREPARED BY**
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01301 KNIGHT

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| James Robert Douglas Bironas | SAME AS OWNER | MAP: |
| 401 Bowling Avenue #70 | | Parcel:104-13A-43.00 CO |
| Nashville, TN 37205 | | |

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

**HELEN C. KNIGHT ,AND HUSBAND, MATTHEW KNIGHT**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**JAMES ROBERT DOUGLAS BIRONAS, AN UNMARRIED MAN**

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

SEE EXHIBIT "A"

This is improved property known as 401 Bowling Avenue #70, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 17th day of February, 2006.

Helen C. Knight

Matthew Knight

Davidson County DEEDWARR
Recvd: 02/23/06 10:39 2 pgs
Fees:13.00 Taxes:1147.00
20060223-0021132

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, HELEN C. KNIGHT AND MATTHEW 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 Brentwood, Tennessee , this 17th day of February, 2006.

Notary Public

My Commission Expires:



EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING BUILDING SITE 43 ON THE PLAN OF SECTION TWO RICHMEADE PLACE AS OF RECORD IN PLAT BOOK 4955, PAGE 4, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HELEN C. STORY BY WARRANTY DEED FROM HOLLY NICKLES TACKETT BLANKENSHIP, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF JANITH LANE TACKETT AND LANITA J. SHEA, MARRIED, RECORDED ON THE 30TH DAY OF APRIL, 2004 IN INSTRUMENT NO. 20040430-0049643, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING ALSO THE SAME PROPERTY CONVEYED TO JAN L. TACKETT, UNMARRIED AND LANITA J. SHEA, MARRIED AS TENANTS IN COMMON BY WARRANTY DEED RECORDED OCTOBER 4, 2000 FROM LEE SYNNOTT AND WIFE, DONNA SYNNOTT OF RECORD AS INSTRUMENT NO. 20001004-0098348, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JAN L. TACKETT HAVING SINCE DIED. BY WILL OF JANITH LANE TACKETT OF RECORD IN WILL BOOK 5122, PAGE 1046673, OFFICE OF THE DAVIDSON COUNTY PROBATE COURT CLERK, HER INTEREST IN SUBJECT PROPERTY WAS DEVISED TO HOLLY NICKLES TACKETT BLANKENSHIP.

HELEN C. STORY HAVING SINCE MARRIED MATTHEW KNIGHT AND IS NOW KNOWN AS HELEN C. KNIGHT.

MATHEW KNIGHT JOINS IN THIS CONVEYANCE TO CONVEY ANY MARITAL INTEREST HE MAY HAVE IN SUBJECT PROPERTY.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.