THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25116** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Affiant Subscribed and sworn to before me this 28th day of February, 2006. Notary Public My Commission Expires: 9-19-09

SONYA SULLIVAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 19, 2009

WARRANTY DEED

Address New Owner: Jay Christopher Knowles et ux 1139 Stonewall Jackson Court Nashville, TN 37220	**Send Tax Bills To:** Same as New owner	**Tax ID:** 145 11 0 01600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carolyn B. Fuller, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jay Christopher Knowles and wife, Catherine Mayes Knowles** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1139 Stonewall Jackson Court, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of February, 2006.

Carolyn B. Fuller

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carolyn B. Fuller, 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, at office, this 28th day of February, 2006.

Notary Public

My Commission Expires:

DONALD E. KNIFFEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2008

Davidson County DEEDWARR
Recvd: 03/03/06 14:27 2 pgs
Fees:13.00 Taxes:1443.00

20060303-0025066

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Granny White Park, as of record in Plat Book 3700, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Carolyn B. Fuller by quitclaim deed dated February 16, 1987, from Richard J. Braun, Trustee, of record in Book 7140, page 251, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive Covenants of record in Book 4025, page 341, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Plat Book 3700, page 72, Register's Office for Davidson County, Tennessee.