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

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of March, 2006, by and between STEPHEN B. TEASLEY, MARRIED, hereinafter called Grantor, and TALTON L. KNIGHT, 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, STEPHEN B. TEASLEY, MARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto TALTON L. KNIGHT, 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 unimproved property known as 6.55 +/- ACRES, BURGESS 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, himself and his 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.

Carol Teasley wife of STEPHEN B. TEASLEY, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

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

STEPHEN B. TEASLEY
Signature of Seller

Carol Teasley
Signature of Seller Spouse

Davidson County DEEDWARR
Recvd: 03/20/06 10:28 3 pgs
Fees:18.00 Taxes:92.50

20060320-0031522

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN B. TEASLEY, joined by his wife, CAROL TEASLEY the within named bargainors, 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, at office, this 16th day of March, 2006.

Notary Public

KRISTIE S. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 07-25-06

Name and Address of Property Owner:

TALTON L. KNIGHT
8436 Coopertown Rd.
Joelton, TN 37080

Property Address:

6.55 +/- ACRES, BURGESS ROAD, WHITES CREEK, TENNESSEE 37189
Person Responsible for Taxes:

Same as Owner

Map & Parcel #: MAP 39, PARCEL 98

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 **25000** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this 16th day of **March, 2006.**

Notary Public

KRISTIE S. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 07-25-06

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7761

EXHIBIT 'A'

Property located on the west side of Burgess Road in the 3rd Councilmanic District of Davidson County, Tennessee. Being shown as parcel 98.00 on Davidson County Property Map 39, and being more particularly described according to a survey by William E. Crenshaw, R.L.S. #2395, dated March 8, 2006, as follows:

BEGINNING at an existing broken "T" post on the west side of Burgess Road at the Northeast corner of the herein-described tract, also being a point in the southerly line of the Greg A. Teeple property of record in Book 5165, Pg. 705, R.O.D.C., TN. Thence from said POINT OF BEGINNING, S 17 degrees 02' 23" W - 90.30' to a point in the centerline of Burgess Road; Thence with said centerline, S 06 degrees 49' 42" W - 403.01' to a P.K. nail in the centerline of Burgess Road at the Southeast corner of the herein-described tract, and being the Northeast corner of the John L. Eklond property of record in Instrument No. 200211150041628, R.O.D.C., TN. Thence leaving Burgess Road with Eklond's northerly line, S 78 degrees 53' 30" W - 396.08' to an existing cut of "T" post at the Southwest corner of the herein-described tract, and being a point in the easterly line of the Abagail A. Pollock property of record in Book 7110, Pg. 771, R.O.D.C., TN. Thence with the easterly line of Pollock, N 03 degrees 52' 21" W - 787.63' to an existing iron pin by a fallen tree at the Northwest corner of the herein-described tract and the Southwest corner of The Greg Teeple property, aforementioned; Thence with the line of Teeple, S 66 degrees 37' 54" E - 562.35' to the point of beginning, containing 6.55 acres, more or less.

Being a portion of the same property conveyed to Stephen B. Teasley, by Quitclaim Deed from Stephen B. Teasley as Executor and sole heir of the Estate of Lillian L. Teasley, of record in Book 9705, Page 849, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 39, PARCEL 98).

2. Country easements for roads and utilities, if any.

3. All matters as set forth on the Survey by William E. Crenshaw, R.L.S. #2395, dated March 8, 2006.