JCW# D-0658

Davidson County DEEDWARR
Recvd: 04/18/06 10:38 2 pgs
Fees:13.00 Taxes:873.20
20060418-0044020

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of March, 2006.

Notary Public

My Commission Expires: 01/24/09

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Benjamin H. Morton and M. Elizabeth Morton, husband and wife

1306 Shelton Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO:
Wells Fargo Home Mortgage
7445 New Technology Way
Frederick, MD 21703

MAP-PARCEL NUMBERS:

72-7-25

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michele L. Knaus, f/k/a Michele L. Watkins and Christopher M. Knaus, wife and husband** hereinafter referred to as Grantors, hereby transfers and conveys to **Benjamin H. Morton and M. Elizabeth Morton, husband and wife,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in **Davidson** County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 16 on the Plan of the Subdivision of part of the Mora Sharpe Land as of record in Book 547, Page 114, Register's Office for Davidson County, Tennessee,

Beginning at the common corner of Lot No. 15 and Lot No. 16 on the southerly*

Being the same property conveyed to Michele L. Watkins, unmarried, and Christopher M. Knaus, as joint tenants with rights of survivorship, by Quitclaim Deed from Michele L. Watkins, unmarried, of record in Instrument No. 20011221-0141299, Register's Office for Davidson County, Tennessee. MICHELE L. WATKINS IS NOW KNOWN AS MICHELE L. KNAUS

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 547, Page 114, Register's Office for Davidson County, Tennessee.

260301493 *margin of Shelton Avenue Extended; running thence southeastwardly with the southerly margin of said avenue, 50 feet to a stake; thence in a southerly direction 287 feet to a stake; thence westwardly 75.70 feet to a stake which is the common corner of said Lot No. 15 and Lot No. 16 in the said subdivision; thence northwardly, with the line between said Lot No. 15 and Lot No. 16, 327 feet to the beginning.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

**This is improved property known as 1306 Shelton Avenue, Nashville, TN 37216.**

**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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land 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.

Witness my hand this 31st day of March, 2006.

Michele L. Knaus
By: Christopher M. Knaus, Attorney-In-Fact

Christopher M. Knaus

**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 Christopher M. Knaus, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2006.

Notary Public

My Commission Expires: 9/19/09

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

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Christopher M. Knaus**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Michele L. Knaus** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Michele L. Knaus**, and is authorized by **Michele L. Knaus** to execute this instrument on his/her behalf.

Witness my hand and official seal this 31st day of March, 2006.

Notary Public

My Commission Expires: 9/19/09

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

260301493