This Instrument Prepared By:
Rebecca T. Garland
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
David R. Knowles
12125 Old Hickory Blvd
Hermitage, Tennessee 37076

Davidson County DEEDWARR
Recvd: 05/03/06 13:03 3 pgs
Fees:18.00 Taxes:481.00
20060503-0051233

SEND TAX BILL TO:
~~Mortgagee~~
owner

MORTGAGEE:
Bank of America
1400 Best Plaza Drive
Richmond, VA 23227

MAP 110
GROUP O
PARCEL 10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **George B. Stallings, II,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **David R. Knowles and wife, Teresa B. Knowles**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Being the same property conveyed to George B. Stallings, II by deed from Christine Christion, unmarried of record in Book 10736, page 447, and by deed from Leon Christion, unmarried by deed of record in Book 10736, page 450, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **unimproved** property known as **4121 Smotherman Lane, Hermitage, Tennessee 37076, which is vacant land and has been held for investment by the Grantor. The said Grantor is a married man but the said property has never been a marital residence, therefore the Grantors's wife is not in title and does not have any homestead rights in said property.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

FILE BOX 15

WITNESS my hand this the **26th** day of **April, 2006.**

George B. Stallings, II

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **George B. Stallings, II**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of April, 2006.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day
of April, 2006.

NOTARY PUBLIC

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/07

FILE BOX 45

Exhibit "A"

LAND situated in the 4th Civil District of Davidson County, Tennessee, described according to a survey by E. P. Hall Surveying, May 26, 1976, as follows:

BEGINNING in the corner of an unnamed road at the northwest corner of the property conveyed to Orvill Earheart of record Book 3765, Page 137, Register's Office for Davidson County, Tennessee; thence with said Earheart's northerly line South 89 deg. 06 min. E 320 feet to an iron pin; thence with the westerly and southerly lines of the John C. Fisher property, North 4 deg. 06 min. E 430 feet and North 89 deg. 06 min. W 320 feet to the center of said unnamed road; thence with the center of the same South 4 deg. 06 min. W 430 feet to the beginning.