Davidson County DEEDWARR
Recvd: 05/23/06 12:30 3 pgs
Fees:18.00 Taxes:2960.00

20060523-0060506

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $800,000.00. Affiant Subscribed and sworn to before me, this 22nd day of May, 2006. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Address New Owner As Follows:
James R. McKnight and wife,
Rowanne M. McKnight
99 Westover Avenue
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
130-06-0 004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN C. STAIN & HYACINTH R. C. MASON, TRUSTEES OF THE STEVEN C. STAIN & HYACINTH R. C. MASON TRUST UDT DATED NOV. 22, 2005, WITH FULL POWER TO SELL, GRANT, TRANSFER AND CONVEY THE TRUST PROPERTY WITHOUT THE NECESSITY OF JOINDER OF ANY BENEFICIARY,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JAMES R. MCKNIGHT AND WIFE, ROWANNE M. MCKNIGHT**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision Lots 1, 2 and a portion of Lot 3 Belle Meade Golf Links Subdivision, as of record in Book 8250, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven C. Stain and wife, Hyacinth R. C. Mason, by deed from Richard A. Rasche and wife, Anne M. Rasche, of record in Instrument No. 199912200305082, Register's Office for Davidson County, Tennessee. Steven C. Stain and wife, Hyacinth R. C. Mason, having since quitclaimed all of their right, title and interest in the subject property to Steven C. Stain & Hyacinth R. C. Mason, Trustees of the Steven C. Stain & Hyacinth R. C. Mason Trust UDT Dated November 22, 2005, by Quitclaim Deed of record as Instrument No. 20051212-0148865, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 8250, page 50, Register's Office for Davidson County, Tennessee.

3. Easement Agreement of record in Book 8451, page 72, Register's Office for said County.

This is improved property known as 99 Westover Avenue, 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 Grantees, their heirs and assigns, forever; and we covenant with the said Grantees that we are 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 18 day of May, 2006.

, Trustee
Steven C. Stain, Trustee

, Trustee
Hyacinth R. C. Mason, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN C. STAIN, TRUSTEE OF THE STEVEN C. STAIN & HYACINTH R. C. MASON TRUST UDT DATED NOV. 22, 2005**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of May, 2006.

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires JULY 21, 2007

285210.1/2006140

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HYACINTH R. C. MASON, TRUSTEE OF THE STEVEN C. STAIN & HYACINTH R. C. MASON TRUST UDT DATED NOV. 22, 2005**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of May, 2006.

Notary Public

My Commission Expires: _____



My Commission Expires JULY 21, 2007