THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for the transfer is $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 2006.

Notary Public
My Commission Expires: 3/31/07

FROM:
JAMES ROBERTS

TO:
DOUGLAS L. KNEELAND

ADDRESS OF NEW OWNER:
Douglas L. Kneeland
127 Featherstone Drive
Franklin, TN 37069

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NO.:
MAP # 82-3
PARCEL # 358

Davidson County DEEDWARR
Recvd: 06/12/06 10:33 2 pgs
Fees:13.00 Taxes:259.00
20060612-0069450

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, James Roberts, married, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Douglas L. Kneeland, married, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Being Lot No. 66 on the Plan of Sharpe and Horn's Addition to Northwest Nashville of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee.

Said Lot No. 66 fronts 50 feet on the easterly margin of Stainback Avenue and extends back between parallel lines 153 feet to an alley.

BEING the same property conveyed to James Roberts by Trustees Deed from Bobby D. Davis, Trustee of record in Instrument 20060530-0063036, dated May 24, 2006, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 57, Page 152, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

The street address of the Real Property is 1021 Stainback Ave., Nashville, TN 37207,
____ Unimproved/ __X__ Improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 9th day of June, 2006.

GRANTOR -

James Roberts

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Roberts, 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 at Nashville, Tennessee, this 9th day of June, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FILE BOX 45