THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Davidson County DEEDWARR
Recvd: 06/13/06 09:32 2 pgs
Fees:13.00 Taxes:351.50
20060613-0070024

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Harrell V. Ellis 109 Asbee Court Goodlettsville, Tennessee 37072	Same	Map: 26-7 Parcel: 30 Field Book: GO 20429

FOR AND IN CONSIDERATION of the sum of NINETY FIVE THOUSAND AND 00/100 ($95,000.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DENNIE RAY KNIGHT, EXECUTOR OF THE ESTATE OF LOIS CHARLENE KNIGHT,** has this day bargained and sold, and do hereby transfer and convey unto the said **HARRELL V. ELLIS**, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Windsor Green, Phase I, Section II, as of Record in Book 6250, page 45, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to Lois C. Knight(now deceased~~) as evidenced by a Certificate of Death which is attached as Exhibit A to this Warranty Deed~~), a single person from Beulah H. Sieben, a single person, by Warranty Deed dated August 15, 1997 and recorded August 20, 1997 in Book 10575, page 76, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $95,000.00.
Subscribed and sworn to before me this 31st of May, 2006.
My Commission Expires: 5-22-10

x Dennie R. Knight
Affiant

Notary Public

This is improved property located at 109 Ashbe Court, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever we covenant that the we as grantors are seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself to warrant and forever defend the title to said real estate to said Grantee, her(successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 31st day of May, 2006.

x Dennie R. Knight
Dennie Ray Knight, Executor
of the Estate of Lois C. Knight

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Bennett F. Bratcher, a Notary Public in and for said County and State, Dennie Ray Knight, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 31st day of May, 2006.

NOTARY PUBLIC

My Commission Expires: 5-22-10