BOX 10-A

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44928

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/27/06 11:12 2 pgs
Fees:13.00 Taxes:812.15

20060927-0119472

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$219,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
22nd day of SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

CHRISTINE L. LAND
STATE OF TENNESSEE
NOTARY PUBLIC
Exp. 8/9/09
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
DONALD E. KNIGHT, JR. **7817 Harpeth View Drive** **Nashville, TN 37221**	Pinnacle National Bank 211 Commerce St., Suite 300 Nashville, TN 37201	**156-1-B-38** **9D 80571**

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 **I, FRED A. PETTY, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEYED TO
DONALD E. KNIGHT, JR., and wife, ANDREA J. KNIGHT

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

LAND in Davidson County, Tennessee, being Lot No. 38, on the Plan of Harpeth View Subdivision, of record in Book 6900, page 319, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Fred A. Petty and wife, Annetta B. Petty by deed from Leonard Ray, Unmarried, of record in Book 8817, page 313, Register's Office for Davidson County, Tennessee. The said Annetta B. Petty having since died.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Harpeth View Subdivision, as said areas are set forth and defined in Restrictions of record in Book 7242, page 537; By-Laws of Harpeth View Homeowners' Association, Inc., of record in Book 7242, page 546; and Charter of Harpeth View Homeowners' Association, Inc., of record in Book 7306, page 411; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

This property is improved property known as 7817 Harpeth View Drive, Nashville, TN 37221

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 do 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 we do further covenant and bind ourselves, our 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 22nd day of September, 2006.

Fred A. Petty

FRED A. PETTY

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 FRED A. PETTY, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 22ND day of September, 2006.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010