Davidson County DEEDWARR
Recvd: 11/07/06 13:26 2 pgs
Fees:13.00 Taxes:499.50

20061107-0138608

WARRANTY DEED

P-NOR-06-0127

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Carol Clawson
Affiant

Subscribed and sworn to before me, this 1st DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC (HTI)
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lilian E. Agustin	Taylor Bean & Whitaker	
127 Luna Drive	(NAME) 1417 N. Magnolia Avenue	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Ocala, FL 34475-9078	148-7-14.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES KNIGHT AND WIFE, JUDY KNIGHT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LILIAN E. AGUSTIN,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* and her husband, Jose Cruz Agustin Lara

LAND in Davidson County, Tennessee, being Lot No. 618 on the Plan of Cherokee Hills, Section 6, as of record in Book 3842, Page 15, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Knight and wife, Judy Knight by deed (DEEDQC) from Coastal Capital Properties, Inc. Trustee for Luna Land Trust of record in Instrument No. 200409290117266 on 09/23/2004 and filed for record on 09/29/2004, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 127 LUNA DRIVE, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 1st day of November, 2006.

James Knight

Judy Knight by James Knight her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Laura Perry, a Notary Public in and for said County and State, **James Knight**, 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, at office, this 1st day of November, 2006.

12/9/09

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

On this 1st day of August, 2006, before me personally appeared **James Knight** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Judy Knight**, and who acknowledged that she executed the same as the free act and deed of the said **Judy Knight** by virtue of that Power of Attorney being recorded simultaneously herewith.

Witness my hand and official seal.

My commission expires:

12/09/07

Notary Public

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067