RECORD & RETURN TO:
American Title Company, Inc.
925 Industrial Drive
Old Hickory, TN 37138
FILE # N06 0789

WARRANTY DEED

B-VRE-06-532

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF November, 2006.

Notary Public

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires JULY 22, 2008

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Acree	Jeff Acree	
532 Wesley Avenue (ADDRESS)	532 Wesley Avenue (NAME) (ADDRESS)	71-8-220
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFERY A. MCKNIGHT AND YOLANDA A. MCKNIGHT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFF ACREE, UNMARRIED AND BEVERLY ARNOLD, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 43 ON THE MAP OF SECTION ONE, JOYWOOD HEIGHTS, OF RECORD IN BOOK 1130, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEFFERY A. MCKNIGHT AND WIFE, YOLANDA A. MCKNIGHT BY WARRANTY DEED FROM LELAND D. WATTS AND JAMES R. WATTS, RECORDED ON THE 25TH DAY OF NOVEMBER, 1987 IN DEED BOOK 7411, PAGE 923, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 532 Wesley Avenue, Nashville, Tennessee 37207
(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 28th day of November, 2006.

Jeffery A. McKnight

Yolanda A. McKnight

Davidson County DEEDWARR
Recvd: 12/13/06 15:53 2 pgs
Fees:13.00 Taxes:397.75

20061213-0153959

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffery A. McKnight and Yolanda A. McKnight, the within named bargainor, 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, this the 28th day of November, 2006.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903