Davidson County DEEDWARR
Recvd: 12/20/06 11:10 2 pgs
Fees:13.00 Taxes:434.75

20061220-0156690

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN03765

WARRANTY DEED

GAIL C. VICTORY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 18th day of DECEMBER, 2006

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARCUS L. KNIGHT **386 STRASSER DRIVE** **NASHVILLE, TN 37211**	**SAME**	**147-16-0-135.00**

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, WE,

GARY RAY NEAL, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARCUS L. KNIGHT AND WIFE, SHELIA S. KNIGHT

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 49 on the map of Tusculum Fields Subdivision as of record in Book 2330, Page 16, Register's Office for said County.

Said Lot No. 49 begins at a point on the northerly margin of Strasser Drive at the corners of Lot Nos. 49 and 50; thence with the line between said lots northerly 141.6 feet to the corner of Lot Nos. 48, 49 and 50; thence with the line between said Lot Nos. 48 and 49 westerly 115 feet to the easterly margin of Raywood Lane; thence with the same southerly 117 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet southeasterly 39.27 feet to the northerly margin of Strasser Drive; thence with the same easterly 95.48 feet to the point of beginning.

Being the same property conveyed to Gary Ray Neal, by Quitclaim Deed from Frank R. Neal, dated July 14, 2005 and recorded August 29, 2005 in Instrument No. 20050829-0102990, and being the same property previously conveyed to Frank R. Neal by Warranty Deed from Martha B. Tuck and Leona Katherine Yarborough Baucom dated March 6, 2002, and recorded March 7, 2002, in Instrument No. 20020307-0028799, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **386 STRASSER DRIVE, NASHVILLE, TN 37211**
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 our hands this 18th day of DECEMBER , 2006.

GARY RAY NEAL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GARY RAY NEAL the bargainor(s) 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 Brentwood, Tennessee, this 18th day of DECEMBER , 2006.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2006.

Commission Expires:_____

_____
Notary Public