THIS INSTRUMENT PREPARED BY:
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $245,000.00.

Affiant

Sworn to and subscribed before me this 3rd day of April, 2007.

Notary Public

My Commission Expires:

CHARLES E. MORTON IV
NOTARY PUBLIC
STATE OF TENNESSEE
COMM. EXPIRES: 3-14-2009

Address of Owners	Address of Property	Send Tax Bills To	Map, Parcel No.
Shirley J. Roos	1120 Belvidere Drive	Owner	131 040 081.00
148 Riverwood Drive	Nashville, TN 37204		
Franklin, TN 37069			

131-040-081.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty-Five Thousand and 00/100 Dollars ($245,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **KNUCKLEHEAD PROPERTIES, LLC** (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **SHIRLEY J. ROOS** (Grantee), heir heirs, successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> BEING a parcel of land composed of Lot No. 21 and the westerly 10 feet 7 inches of Lot No. 20 of Block 12 on the Map of College Park, as of record in Book 843, Page 29, Register's Office for said County.
>
> Said lot and part of said lot adjoin and front together 62 feet more or less on the north side of Belvidere [sic] Drive and run back between lines, 185 feet 9 inches on the west line of Lot 21, and 170.96 feet, more or less, on the east line of Lot 20, to a dead line in the rear on which they measure 60.56 feet.
>
> BEING the same property conveyed to Knucklehead Properties, LLC, a limited liability company organized under the laws of the State of Tennessee, by Quitclaim Deed dated August 24, 2004 from Steven White and Wade Walden of record in Instrument No. 20040825-01102450, Register's Office for Davidson County, Tennessee. Steven White and Wade Walden having acquired said real property by Special Warranty Deed dated July 1, 2003 from Nellie L. Snyder and Nancy S. Williams of record in Instrument No. 20030715-0098877, Register's Office for Davidson County, Tennessee.

The property is subject to:

1. Those matters set forth on the Plan of record in Plat Book 843, Page 29, Register's Office for Davidson County, Tennessee;

2. Storm Sewer Easement of record in Book 3893, Page 162, Register's Office for Davidson County, Tennessee; and

3. Charter of Knucklehead Properties, LLC of record in Instrument No. 20040304-

Davidson County DEEDWARR
Recvd: 04/04/07 11:58 2 pg
Fees:13.00 Taxes:905.50
20070404-0040367

0024978, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except by taxes for the year 2007 which are a lien but not yet due and payable to be paid by Grantee, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and defend the title to said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 3 day of April, 2007.

KNUCKLEHEAD PROPERTIES, LLC

By: _____
Phillip Williams, Member

By: _____
Wade Walden, Member

By: _____
Steven White, Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, LISA D. JOHNSON, a Notary Public, **Phillip Williams, Wade Walden and Steven White,** with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained and who further acknowledged that they are members of **Knucklehead Properties, LLC, a Limited Liability Company organized under the laws of the State of** Tennessee, and is authorized to execute this instrument on behalf of **Knucklehead Properties, LLC.**

Witness my hand at office this 3 day of April, 2007.

_____
Notary Public

My Commission Expires: MARCH 21, 2009.

LISA D. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009