Davidson County DEEDWARR
Recvd: 04/19/07 08:25 3 pgs
Fees:18.00 Taxes:884.30
20070419-0046484

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $239,000.00. Affiant Subscribed and sworn to before me, this the 17th day of April, 2007. Notary Public My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Haynie L. Shirley Becky M. Shirley	Haynie L. Shirley Becky M. Shirley	Map: 61-14
707 Hart Lane	P.O. Box 160689	Parcel: 8
Nashville, TN 37216	Nashville, TN 37216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID G. KNOBLE**, A SINGLE MAN, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAYNIE L. SHIRLEY AND WIFE, BECKY M. SHIRLEY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See attached Exhibit "A" for legal description.

Being the same property conveyed to David G. Knoble and wife, Suzanne E. Knoble by deed dated May 10, 1996 from Jesse E. Bradley and wife, Josephine Bradley of record in Book 10049, page 642, Register's Office of Davidson County, Tennessee. The said Suzanne E. Knoble having since conveyed her interest in the subject property to David G. Knoble by Quitclaim Deed dated November 3, 2005, of record in Instrument No. 20051122-0140964, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 707 Hart Lane, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of April, 2007.

David G. Knoble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David G. Knoble, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of April, 2007.

Notary Public

My Commission Expires: November 22, 2010.



EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 170 and the West 19 feet 6 inches of Lot 169 on the Map of Maplewood Heights, Second Subdivision, as of record in Book 547, Pages 103 and 104, Register's Office for said County.

Said lot and part of lot adjoin and front together 69.8 feet on the north side of Ben Allen Road, as now widened, and run back 327.6 feet on the West line, along the east margin of Hutson Street, and 320 feet, more or less, on the east line of part of Lot No. 169 to a dead line in the rear on which they measure 69.5 feet.

Included in the above description but EXPRESSLY EXCLUDED therefrom is that portion of the premises conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Central Precision, Inc. of record in Book 5251, page 943, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 170 and the west 19.5 feet of Lot No. 169 on the Map of Maplewood Heights Second Subdivision, as of record in Book 547, Pages 103 and 104, Register's Office for said County.

Beginning at the present intersection of the northern margin of Ben Allen Road with the eastern margin of Hutson Avenue; thence in a northerly direction with the eastern margin of Hutson Avenue for a distance of 27.80 feet, more or less, to a point, thence in a southerly and easterly direction along a curve to the left having a radius of 25 feet and central angle of 96 degrees 04'20" for a distance of 41.92 feet, more or less, to the northern margin of Ben Allen Road; thence in a westerly direction with said northern margin of Ben Allen Road for a distance of 27.80 feet, more or less, to the point of beginning, containing an area approximately 171 square feet, more or less.