THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26446-03-2007** **Record & Return To:** **Bankers Title & Escrow Corporation** **3310 West End Avenue #410** **Nashville, TN 37203**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me this 18th day of April, 2007. Notary Public My Commission Expires: May 24, 2008

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Thomas and Margaret Druffel 613 Lamar Drive Nashville, TN 37205	**Send Tax Bills To:** Wells Fargo Bank P.O. Box 6502 Springfield, OH 45501-6502	**Tax Information:** Map and Parcel No.: 115-07-0-065.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cornelia Knight, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Druffel and wife, Margaret Druffel** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 613 Lamar Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of April, 2007.

Cornelia Knight

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me personally appeared Cornelia Knight, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand, at office, this 18th day of April, 2007.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 04/20/07 12:31 2 pgs
Fees:13.00 Taxes:1110.00

20070420-0047430

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of West Meade Addition Section Two as of record in Plat Book 2854, page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more compete description.

Being the same property conveyed to Cornelia Knight, individually and unmarried, by deed dated July 2, 2002 from Myrta P. Cooksy, unmarried, of record in Instrument No. 20020703-0079770, re-recorded in Instrument No. 20020719-0087151, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2854, page 56, Register's Office for Davidson County, Tennessee.