WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/07 16:14 4 pgs
Fees:23.00 Taxes:1439.30
20070604-0066462

ALAN D. MAZER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 389,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 2007
Notary Public
MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Knight (NAME)	CityLife Lending Group, LLC (NAME)	MAP 073-05
3827 Moss Rose Drive (ADDRESS)	7445 New Technology Way (ADDRESS)	PARCEL 085.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Frederick, MO 21703 (CITY) (STATE) (ZIP)	

FOR AND 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, Rachel R. Stearns and husband, Gregory Stearns

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

TRACT #I:

LAND in Davidson County, Tennessee, being the Northeasterly parts of Lots Nos. 7 and 8 on the Map of J.C. Evans' Riverwood Lake Subdivision, as of record in Book 974, Page 44, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Southwesterly margin of Moss Rose Road, at the corner of Lots 8 and 9; thence with the line between said lots, South 43 degrees, 30 minutes West 240 feet to a point; thence Northwesterly crossing through Lot 8, 100 feet, more or less, to a point in the line between Lots 7 and 8, which is 250 feet Southwest of the Southwest margin of Moss Rose Road, as measured along the line between Lots 7 and 8, and continuing Northwesterly 52 feet, more or less to a point in the middle of Lot 7; thence Northeasterly 262.5 feet to a point in the Southwesterly margin of Moss Rose Drive or Road; being 50 feet Southeast of the corner of Lots 6 and 7; thence with the line of said Drive, Southeasterly 50 feet to a point, the corner of Lots 7 and 8, and continuing with the margin of said Drive, Southeasterly 100 feet to the beginning.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3827 Moss Rose Drive, Nashville, TN 37216
(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 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 hand s this 30th day of May, 2007

Rachel R. Stearns
By: Rachel R. Stearns By Gregory Allen Stearns
Gregory Allen Stearns, Attorney-in-fact

Gregory Stearns

LEGAL DESCRIPTION CONTINUATION

TRACT #II:

LAND in Nashville, Davidson County, Tennessee, being part of Lots 7, 8 and 9 and an unnumbered tract at the rear of said Lots as shown on the Plan of Riverwood Lake Subdivision, of record in Book 974, Page 44, Register's Office for Davidson County, Tennessee, and a triangular tract lying between said Riverwood Lake Subdivision, Riverwood Terrace Subdivision, of record in Book 1835, Page 134 and Riverwood Terrace Subdivision, Second Addition, of record in Book 2083, Page 39, said Register's Office, described according to a survey made thereof August 24, 1981, by James A. Hamilton, Jr., Registered Engineer, as follows:

Beginning at a concrete monument, the Southwesterly corner of Riverwood Lake Subdivision, the same point being the Westerly corner of a triangular unnumbered tract, and the same point being a corner at an angle in the rear line of Lot 15, Riverwood Heights Subdivision, of record in Book 1835, Page 42, said Register's Office, the same point being also the most Northerly corner of Riverwood Heights Subdivision, Section 6, of record in Book 2330, Page 139, said Register's Office;

Thence, with the Southerly line of said Riverwood Lake Subdivision and with the Northerly line of Riverwood Heights, Section 6, North 82 degrees 3 minutes 22 seconds East 179.21 feet to a concrete monument in the rear line of Lot 50, said Riverwood Heights, Section 6;

Thence, with the Northeasterly line of said Riverwood Heights, Section 6, South 49 degrees, 16 minutes, 38 seconds East 225.15 feet to an iron pin set in concrete, the same being the Northerly corner of Lot 37 on the Plan of Riverwood Terrace, of record in Book 1835, Page 134, said Register's Office, the same point also being a corner in the rear line of Lot 1, Plan of Riverwood Terrace, Second Addition;

Thence, with the rear (Westerly) line of said Lot 1, Riverwood Terrace, Second Addition, North 6 degrees, 32 minutes, 8 seconds West 167.93 feet to a concrete monument in the Southerly line of said Riverwood Lake Subdivision, the same being the Northwesterly corner of said Lot 1;

Thence, with the Southerly line of said Riverwood Lake Subdivision, and with the Southerly line of Lot 9, said subdivision and with the Northerly line of Lot 1, Riverwood Terrace, Second Addition, North 82 degrees, 3 minutes, 22 seconds East 132.81 feet to a concrete monument;

Thence crossing Lot 9, Riverwood Lake Subdivision, North 42 degrees, 1 minute, 42 seconds West 82.85 feet to a concrete monument in the common line between Lots 8 and 9, said point being 35 feet from the original common rear corner of said two Lots;

Thence, crossing Lot 8, North 38 degrees, 4 minutes, 59 seconds West 98.03 feet to an iron pin set in concrete in the common line between Lots 7 and 8, said point being 25 feet from the original common rear corner of said two Lots;

LEGAL DESCRIPTION CONTINUATION

Thence, crossing Lot 7, North 59 degrees, 2 minutes, 16 seconds West 102.36 feet to an iron pin set in concrete, the original common rear corner of Lots 6 and 7;

Thence, with the rear line of Lot 6, North 44 degrees, 54 minutes, 27 seconds West 60.0 feet to an iron pin set in concrete, the Northwesterly corner of Lot 6, said point being also in the Northwesterly line of Riverwood Lake Subdivision and in the Southeasterly line of the W. J. Tune 52.96 acre tract, of record in Book 974, Page 1, said Register's Office.

Thence, with said line, South 35 degrees, 50 minutes, 37 seconds West 367.96 feet to the beginning.

The right-of-way to said land extends from Shadow Lane, N.E., as shown on Plan of Riverwood Heights, Sec. 6 and of record in Book 2330, Page 139, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rachel R. Stearns and Gregory Stearns, Wife and Husband by Warranty Deed dated June 16, 2000, from Michael S. Wise, Trustee of the Nell I. Wise Living Trust, of record by Instrument No. 20000627-0063572 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

Gregory Allen Stearns executes this instrument on behalf of Rachel R. Stearns, pursuant to the Power of Attorney of record by Instrument No. ___ 20070604-0066461 _____ in the Register's Office for Davidson County, Tennessee.

Gregory Allen Stearns and Gregory Stearns being one and the same person. Rachel Roberts Stearns and Rachel R. Stearns being one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of May, 2007, the undersigned, a Notary Public in and for said County and State, personally appeared Gregory Allen Stearns, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rachel R. Stearns as her Attorney-In-Fact, and who acknowledged that he as the Attorney-in-fact executed the same as the free act and deed of the said Rachel R. Stearns.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of May, 2007.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory Stearns, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of May, 2007.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON