THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000.00.
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF July, 2007. Notary Public MY COMMISSION EXPIRES: 7-26-07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/06/07 15:35 2 pgs
Fees:13.00 Taxes:2035.00

20070706-0081069

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Construction Enterprises, Inc.	OWNER	MAP 105-02
918 & 924 Vine Street		PARCEL 256
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(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, **Joseph M. Knight and James R. Knight, Jr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Construction Enterprises, Inc.**

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 the northerly parts of Lots number 11 to 16, inclusive, all of Lots number 17 and 18 and a 10-foot alley lying between Lot 17 and Lots number 11 to 16, inclusive, on the plan of Alexander W. Campbell and Wife's Addition to South Nashville, as of record in Book 18, page 649, Register's Office for Davidson County, Tennessee, described partially according to a survey made by Anderson-Delk & associates, dated January 11,1985, as follows:

Beginning at a point on the northerly margin of Vine Street, said point being the most northwesterly corner of the herein described tract and lying on the easterly line of the Metropolitan Government Park Board Property, as of record in Book 5145, page 782, said Register's Office; thence, leaving said margin of Vine Street and with the said Metropolitan Government Park Board line, north 62 degrees 34 minutes 00 seconds east a distance of 120.99 feet to a point on the right-of-way of the Seaboard Systems Railroad; thence with the said Seaboard Systems right-of-way south 48 degrees 52 minutes 25 seconds east a distance of 161.88 feet to a point on the westerly marginof Oak Street; thence with the said westerly margin of Oak Street, south 48 degrees 21 minutes 30 seconds west a distance of 90.58 feet to a point; thence continuing with said margin of Oak Street with a curve to the right having a radius of 175.00 feet, a distance of 84.26 feet to a point; thence with a return curve to the right having a radius of 15.00 feet, a distance of 20.06 feet to a point on the northerly margin of Vine Street; thence with the northerly margin of Vine Street north 27 degrees 26 minutes 00 seconds west a distance of 157.86 feet to the point of beginning, containing 0.599, more or less, acres.

Being the same property vested in the JR Knight Family Trust pursuant to an Order Closing Estate of James Riley Knight, Deceased of record as instrument 20010425-0041124,said Register's Office. The property also vested in the Margaret C. Knight Revocable Living Trust upon the death of Margaret Carol Knight, the beneficiary of the JR Knight Family Trust. The property has now vested in James R. Knight, Jr. and Joseph M. Knight by Quitclaim Deed from the Trustee of the JR Knight Family Trust and the Margaret C. Knight Revocable Living Trust, of record as instrument number 20070706-0081069, recorded herewith.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **918 & 924 Vine Street, Nashville, TN 37203.**

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 the 2 July 2007

James R. Knight, Jr.

Joseph M. Knight by James R. Knight, Jr., Attorney-in-Fact

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 **James R. Knight, Jr.** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 2d day of July

My Commission expires 1-26-08

Notary Public

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 **James R. Knight, Jr.** 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 on behalf of **Joseph M. Knight**, as HIS Attorney in Fact, as the free act and deed of the within named **Joseph M. Knight**.

Witness my hand and official seal this the 2d day of July 2007

My Commission expires 1-26-08

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds