Prepared by T. Jake Wolaver
Tisher & Wolaver, PLLC
P.O. Box 1431
Columbia, TN 38402-1431

BOX 50-B
PREPARED BY
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Return to Middle Tennessee Title Services

Davidson County DEEDWARR
Recvd: 09/07/07 07:46 2 pgs
Fees:13.00 Taxes:481.00
20070907-0107341

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between John William Bryant, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and William H. Knox, V, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, and being Lot No. 105 on the plan of Beverly Heights Subdivision, Section Two, of record in Book 2331, Page 42, Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 105 fronts 110.7 feet on the Westerly side of Torbay Drive and runs back 347.0 feet on the Southerly line and 327.2 feet on the Northerly line to a line in the rear which measurers 122.6 feet.
>
> Being the same property conveyed to FIRST PARTY herein by quitclaim deed of record in Book 8661, Page 388, Register's Office of Davidson County, Tennessee. See also Book 6593, Page 584, Register's Office of Davidson County, Tennessee.
>
> Same description as prior deed.
>
> Tax Parcel Identification No. 14708009400.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 2440, Page 199, Register's Office of Davidson County, Tennessee; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

Andrea K. Bryant, wife of FIRST PARTY, hereby joins in this deed for the purpose of conveying any interest she may have in the above-described property by virtue of marriage or otherwise.

IN WITNESS WHEREOF, this conveyance has been executed on the 30th day of August, 2007.

John W Bryant
John William Bryant

Andrea K. Bryant
Andrea K. Bryant

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, John William Bryant and wife, Andrea K. Bryant, with whom I am personally acquainted, and who acknowledged under oath that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of August, 2007.

Nicole Lamm
Notary Public

NICOLE D. LAMM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires:
1/20/2010

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 130,000.

Affiant

Subscribed and sworn to before me, this 30 day of August, 2007.

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My commission expires:
1-26-11

NEW PROPERTY OWNERS:

WILLIAM H KNOX
4733 TURBAY DR
NASHVILLE TN 37211

PERSON(S) RESPONSIBLE FOR TAXES:

COUNTRYWIDE
4500 PARK GRANADA
CALABASAS, CA 91302

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