THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27194-11-2007** **Record & Return To:** **Rudy Title & Escrow** **2012 21st Avenue South** **Nashville, TN 37212**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me this 17th day of December, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires IULY 19, 2008

WARRANTY DEED

Address New Owner: James Frederick Knobloch 7208 Explorer Trail Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 126150A267.00CO

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, **Paul A. Lockaby and wife, Kelly A. Lockaby**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Frederick Knobloch** ("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 7208 Explorer Trail, Nashville, TN 37221

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 17th day of December, 2007.

Paul A. Lockaby

Kelly A. Lockaby

Davidson County DEEDWARR
Recvd: 12/26/07 10:48 2 pgs
Fees:13.00 Taxes:832.50

20071226-0147056

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Paul A. Lockaby and Kelly A. Lockaby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires IULY 19, 2008

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No.57 on the Plan of Section Six, Boone Trace At Biltmore as of record in Instrument No. 20010607-0060003, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Paul A. Lockaby and wife, Kelly Lockaby by deed dated October 11, 2002 from Samuel A. Barner, married of record in Instrument No. 20021016-0127064, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for Boone Trace of record in Instrument No. 20010717-0075902, amended in Instrument No. 20011119-0126832, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Boone Trace Homeowners Association, Inc. of record in Instrument No. 20011119-0126831, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Boone Trace Homeowners' Association of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20010607-0060003, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6900, page 470, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 756, page 142, Register's Office for Davidson County, Tennessee.