STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 2007.

Notary Public
MY COMMISSION EXPIRES: _____
File No. G7-4770D

Davidson County DEEDWARR
Recvd: 01/02/08 13:52 2 pgs
Fees:13.00 Taxes:592.00
20080102-0000336

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Barbara D. Knight, an unmarried woman (NAME)	Regions Bank (NAME)	073-03-0-049.00
2506 Western Hills Drive (STREET ADDRESS)	PO Box 2153 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Birmingham AL 35287-2520 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Roy J. Pace**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barbara D. Knight, an unmarried woman,** 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 Lot No. 37 on the plan of SUTHERLAND HEIGHTS, SECTION 1, as shown by plat of record in Plat Book 2663, Page 18, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 37 fronts 98.8 feet on the West side of Western Hills Drive and runs back between lines 313.2 feet on the North line and 302.5 feet on the South line to a broken line in the rear on which it measures 130 feet.

BEING the same property conveyed to Roy J. Pace and Pluma Pace, husband and wife from Bobby R. Pickens and wife, Barbara J. Pickens, by Deed dated November 3, 1976, in Book 5085, Page 936, in the Register's Office for Davidson County, Tennessee.

Pluma Pace has since died, vesting sole ownership in Roy J. Pace as surviving tenant by the entirety.

The signature of Roy J. Pace is signed by his appointed Attorney-in-fact Roy Michael Pace and Karen Nunn, pursuant to the Power of Attorney recorded as Instrument #20080102-0000335, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2007 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2506 Western Hills Drive, Nashville, TN 37214.

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. Whenever 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 my/our hand(s) this 28th day of December, 2007.

ROY J. PACE

By: _____ December 28, 2007
Roy Michael Pace, Attorney-in-Fact Date

By: _____ December 28, 2007
Karen Nunn Attorney-in-Fact Date

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Roy Michael Pace and Karen Nunn, Attorney-in-Fact, for Roy J. Pace, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of December, 2007.

My Commission Expires: 12/6/2010

_____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds