THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27522-03-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $269,500.00. Affiant Subscribed and sworn to before me this 4th day of April, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Brett Hartman Knight Stephanie Knight 194 Kenner Ave. Nashville, TN 37205	**Send Tax Bills To:** Pinnacle National Bank 211 Commerce Street, #300 Nashville, TN 37219	**Tax Information:** Map and Parcel No.: 116040034.00

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, **Robert P. Ziegler and wife, Patricia M. Ziegler**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brett Hartman Knight and wife, Stephanie Knight** ("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 194 Kenner Ave., Nashville, TN 37205

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 4th day of April, 2008.

Robert P. Ziegler

Patricia M. Ziegler

Davidson County DEEDWARR
Recvd: 04/08/08 13:49 2 pgs
Fees:13.00 Taxes:997.15
20080408-0035561

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert P. Ziegler and Patricia M. Ziegler**, 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 4th day of April, 2008.

Notary Public

My Commission Expires:

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

Land in Davidson County, Tennessee, being the northerly 66 feet front of Lot No. 28 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the easterly margin of Kenner Avenue, at the corner of Lots Nos. 27 and 28; thence with said Avenue, southwardly 66 feet to the northwest corner of the property conveyed to L.P. Hayes Building and Sales Company, by deed from James A. Stevens and wife, in Book 716, page 381; thence with the Company's northerly line, eastwardly 95 feet, more or less, to the westerly margin of a 10 foot reserved strip; thence with said strip, northwardly 60 feet, more or less, to the corner of Lots 27 and 28; thence with the line between said two lots, westwardly 123.5 feet to the beginning.

Being the same property conveyed to Dana L. Tardy by deed from David H. Wall, of record in Instrument No. 20000921-0093888, Register Office for Davidson County, Tennessee and further being the same property conveyed to Robert P. Ziegler and wife, Patricia M. Ziegler by deed dated January 2, 2008 from Dana L. Tardy Manno and husband, Marcus L. Manno of record in Instrument No. 20080102-0000400, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, page 100, Register's Office for Davidson County, Tennessee.
3. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.