PREPARED BY & RETURN TO:

CALVARY TITLE OF WILSON COUNTY, LLC
1008 MEB CT.
MT. JULIET, TN 37122

Davidson County DEEDWARR
Recvd: 09/04/08 13:41 2 pgs
Fees:13.00 Taxes:795.50
20080904-0090826

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Robert E. Batey, Trustee for the Robert E. Batey and Carol H. Batey Caring Trust, has this day bargained and sold and does hereby transfer and convey unto Kenneth W. Knight, an unmarried man, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Sunny Acres, Section II, as of record in Book 2663, page 39, Register's Office for said County.

Said Lot No. 47 fronts 140 feet on the westerly side of Renee Drive and runs back between lines 358 feet on the southerly line and 250.3 feet on the northerly line to a dead line in the rear on which it measures 228 feet.

Being the same property conveyed to Robert E. Batey and wife, Carol H. Batey, dated May 26, 1961, and of record in Book 3225, Page 369, Register's Office for Davidson County, Tennessee; also to Robert E. Batey and Carol H. Batey, Trustee or their successors in trust under the Robert E. Batey and Carol H. Batey Caring Trust, dated March 12, 1996, of record in Book 10099, page 140, Register's Office for Davidson County, Tennessee. The said Carol H. Batey having since died.

This is improved property known as 2805 Renee Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Kenneth W. Knight an unmarried man, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 15th day of August, 2008.

Robert E. Batey

Robert E Batey, Trustee

By: Robert E. Batey, Trustee for the Robert E. Batey and Carol H. Batey Caring Trust

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Robert E. Batey, Trustee, for the Robert E. Batey and Carol H. Batey, Caring Trust, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledges that he is the Trustee of the maker or constituent of the maker, and in authorized by the maker of by constituent being authorized by the maker, to execute this instrument on behalf of the maker. WITNESS my hand and official seal at Mt. Juliet, TN on this the 15th day of August, 2008.

Kristi Howell
Notary Public
My Commission Expires: 5/23/11

KRISTI HOWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $215,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tammy Brown
Affiant

Subscribed and sworn to before me this 15th day of August, 2008.

Kristi Howell
NOTARY PUBLIC

My Commission Expires: 5/23/11

KRISTI HOWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Map & Parcel No.: 84-7-46

Name and address of new owner:
Kenneth W. Knight
2805 Renee Drive
Nashville, TN 37214

Send Tax Bill to:
Wachovia Mortgage, FSB
6770 Parker Farm Drive
Wilmington, NC 28405