Prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

Returned to:

MICHAEL J. KNAPP
810 Bellevue Road
Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 11/20/08 14:03 4 pgs
Fees:22.00 Taxes:0.00
20081120-0114382

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 4 day of September 2008, by and between

MICHAEL J. KNAPP AND HERBERT J. KNAPP

Hereinafter referred to as Grantor, and

MICHAEL J. KNAPP

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate, that the Grantor has a good right to sell and convey the same; that the same is unencumbered except:

As set out above.

And that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

MICHAEL J. KNAPP

HERBERT J. KNAPP

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, MICHAEL J. KNAPP, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 8th day of Sept., 2008

RUSSELL H. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2008

Russell H. Evans

Notary Public
Commission expires: My Commission Expires NOV. 22, 2008

STATE OF _____ }
COUNTY OF _____ }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, HERBERT J. KNAPP, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the _____ day of _____, _____.

_____

Notary Public
Commission expires: _____

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ N.C.O., which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

_____
Affiant

Subscribed and sworn to before me this 8th day of Sept., 2008

RUSSELL H. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2008

Russell H. Evans

Notary Public
Commission Expires My Commission Expires NOV. 22, 2008

This instrument was prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

RETURN TO: New Owner	SEND TAX BILLS TO:	PROPERTY ADDRESS:
MICHAEL J. KNAPP	MICHAEL J. KNAPP	810 Bellevue Road Nashville, TN 37221
810 Bellevue Road	810 Bellevue Road	MAP PARCEL NO.:
Nashville, TN 37221	Nashville, TN 37221	142-06B260.0000

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, MICHAEL J. KNAPP, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 8th day of Sept., 2008

RUSSELL H. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22 2008

Russell H. Evans
Notary Public
Commission expires: My Commission Expires NOV. 22, 2008

STATE OF Texas }
COUNTY OF Denton }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, HERBERT J. KNAPP, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/~~she~~ executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 4 day of September 2008

HEIDI BOWMAN
My Commission Expires
September 30, 2009

Heidi Bowman
Notary Public
Commission expires: 9/30/09

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

x Herbert J. Knapp
Affiant

This instrument was prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

Subscribed and sworn to before me this 4 day of September, 2008

Heidi Bowman
Notary Public
Commission Expires 9/30/09

HEIDI BOWMAN
My Commission Expires
September 30, 2009

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
MICHAEL J. KNAPP	MICHAEL J. KNAPP	810 Bellevue Road Nashville, TN 37221
810 Bellevue Road	810 Bellevue Road	MAP PARCEL NO.:
Nashville, TN 37221	Nashville, TN 37221	142-06B260.0000

EXHIBIT A

THE FOLLOWING DESCRIBED REAL ESTATE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING BUILDING NO. 45, UNIT NO. 260, AND GARAGE NO. 3 ON THE PLAT OF PEPPERTREE, CREEKSIDE MEADOWS CONDOMINIUMS OF RECORD IN BOOK 4567, PAGE 128-130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (RODC) TOGETHER WITH ALL FIXTURES, APPLIANCES, WALLCOVERINGS, CARPETS OR OTHER IMPROVEMENTS THEREIN AND THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ALL BEING MORE PARTICULARLY DESCRIBED IN THE MASTER DEED AND BY-LAWS OF RECORD IN BOOK 4834, PAGE 257 THROUGH 312, AS AMENDED IN BOOK 4984, PAGE 174, BOOK 5054, PAGE 800, BOOK 5086, PAGE 80, AND BOOK 5259, PAGE 5, RODC, AND THE CHARTER OF CREEKSIDE MEADOWS ASSOCIATION, INC. OF RECORD IN BOOK 4836, PAGE 610, RODC.

BEING THE SAME PROPERTY CONVEYED FROM JERRY DEAN BOYTE AND BETTY SUE BOYTE, HUSBAND AND WIFE, TO MICHAEL J. KNAPP AND HERBERT J. KNAPP, TENANCY NOT STATED, BY DEED RECORDED 12-04-00, IN BOOK 20001204, PAGE 0119018 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALTERNATE APN NUMBER: 142-6B-260