PICK-UP

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20090045793 DEEDWARR
Recvd: 07/08/09 09:17 2 pgs
Fees:13.00 Taxes:37.00
20090708-0063719

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Craig Knowles 3800 New Hope Lane Springfield, Tennessee 37172	Same	02613000900

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand, and other good and valuable consideration, the receipt of which is hereby acknowledged, **M. ELLEN DUFFER, a single person**, Grantor, has this day bargained and sold, and do hereby transfer and convey unto the said **CRAIG KNOWLES**, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Map of Goodlettsville Heights, Section 2, as of record in Book 1424, Pages 120 and 121, Register's Office for said County.

Included in the above but specifically excluded therefrom is that portion thereof described in the Final Consent Judgment or record in Book 4079, page 754, Register's Office for said County.

Being the same property conveyed to M. Ellen Duffer, a single person, by deed from Gregory Allen Cox, a single man, of record in Book 9400, Page 506, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $10,000.00.

Subscribed and sworn to before me this 3rd of June, 2009.

My Commission Expires: 5-22-10

Affiant

Notary Public

BENNETT R. BRATCHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This is improved property located at 429 Moss Trail, Goodlettsville, Davidson County, Tennessee, 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever I covenant that I as grantor am seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, 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 my hand this 3rd day of June, 2009.

M. Ellen Duffer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Bennett F. Bratcher Notary Public in and for said County and State, **M. ELLEN DUFFER,** in her capacity as Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 3rd day of June, 2009.

BENNETT F. BRATCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-22-10