STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 2009.

Notary Public
MY COMMISSION EXPIRES:
File No. G9-8714D

BILL GARRETT, Davidson County
Trans:T20090069170 DEEDWARR
Recvd: 10/09/09 12:44 2 pgs
Fees:13.00 Taxes:351.50
20091009-0094242

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Guy M. Knox, an unmarried man, and Joseph A. Knox, a married man (NAME)	new owners (NAME)	83-6-152
3300 Freeman Hollow Rd (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(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, **Virginia Neathery, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Guy M. Knox, an unmarried man, and Joseph A. Knox, a married man, as tenants in common with right of survivorship**, 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. 13 and the southerly half of Lot No. 12 on the plan of BEAUMONT PLACE, as shown by plat of record in Plat Book 332, Page 38, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 13and the southerly part of Lot No. 12 front together 75 feet on the westerly side of Scott Avenue and run back 195 feet, 9 inches on the southerly line and 200 feet, 7 1/2 inches, more or less on the northerly line, to an alley measuring 75 feet, 3 inches thereon.

BEING the same property conveyed to Bailey H. McCormick and wife, Robbie Belle McCormick. Bailey H. McCormick having since died, vesting sole ownership in Robbie Belle McCormick as surviving tenant by the entirety. The said Robbie Belle McCormick having since died, vesting said property in her Heirs at Law, Betty Jean Ralls, Robbie M. Treadway, and Dorothy M. Swain who QuitClaims to Virginia Neathery by QuitClaim Deed dated September 10, 1954, in Book 6398, Page 17, in the Register's Office for Davidson County, Tennessee.

.Virginia Neathery and Sarah Virginia Neathery is one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2009 taxes have been paid by the Grantor and the current 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.
The signature of Virginia Neathery is signed by her duly appointed Attorney-in-fact Charles Finley Swann, pursuant to the Power of Attorney recorded as Instrument # 20091009-0094241, said Register's Office.

This is improved property, known as 217 Scott Avenue, Nashville, TN 37206.

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 23rd day of September, 2009.

VIRGINIA NEATHERY

By: Sarah Virginia Neathery
Charles Finley Swann, Attorney-in-Fact
By Charles Finley Swann POF

September 23, 2009
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 Charles Finley Swann, Attorney-in-Fact for Virginia Neathery, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is 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 23rd day of September, 2009.

My Commission Expires: 11/25/2012 BRIAN

Notary Public

SUMNER COUNTY

PREPARED BY AND RETURN TO:

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