THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan, Patterson & Akins **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29086-10-2009** **Record & Return To:** **Perrone and Young** **109 Westpark Drive, Suite 330** **Brentwood, TN 37027**	The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me this 23rd day of October, 2009. Notary Public My Commission Expires: 11/7/2011

EMILY H. PROCHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Dohn, Rebecca Dohn 1216 Calvin Avenue Nashville, TN 37206	USAA Federal Savings Bank 9800 Fredericksburg Rd San Antonio, TX 78288	Map and Parcel No.: 08305032100

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, **Phillip Matthew Knight and wife, Elizabeth Reed Knight**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebecca Diane Dohn and husband, Michael Robert Dohn** ("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 1216 Calvin Avenue, Nashville, TN 37206

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 23rd day of October, 2009.

Phillip Matthew Knight

Elizabeth Reed Knight

BILL GARRETT, Davidson County
Trans: T20090072866 DEEDWARR
Recvd: 10/27/09 11:32 2 pgs
Fees: 13.00 Taxes: 1147.00
20091027-0098979

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Phillip Matthew Knight and Elizabeth Reec Knight**, 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 23rd day of October, 2009.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 48, on the Map of F.O. Beazley's Subdivision, Block C, as shown on plat of record in Book 2, page 66, in Chancery Court of Nashville, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Phillip Matthew Knight, an unmarried man by Deed dated April 12, 2005 from Aaron Ochoa, a married man of record in Instrument No. 20050418-0042402, Register's Office for Davidson County, Tennessee. Being further conveyed to Phillip Matthew Knight and wife, Elizabeth Reed Knight by Quitclaim Deed from Phillip Matthew Knight of record in Instrument No. 20070104-0001713, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 2, page 66, Chancery Court of Nashville, Tennessee.