THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20100019959 DEEDWARR
Recvd: 04/06/10 11:07 2 pgs
Fees:13.00 Taxes:425.50
20100406-0025586

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
MARIA A KNIGHT	SWBC MORTGAGE CORPORATION	004000090000
8400 RILEY ADCOCK ROAD	9311 SAN PEDRO #100	
JOELTON, TENNESSEE 37080	SAN ANTONIO, TEXAS 78216	

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 hereby acknowledged, Ruth Valdez, unmarried and Juan Sorto, unmarried, hereinafter called the Grantors, has bargained and sold, and by these presents do transfer and convey unto Maria A Knight and Michael Knight, wife and husband, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I: LAND IN THE 14TH CIVIL DISTRCIT, DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE EASTERLY MARGIN OF RILEY ADCOCK ROAD, SAID POINT BEING A CORNER TO GARRETT; THENCE WITH THE MARGIN OF SAID RILEY ADCOCK ROAD, S. 29 DEGREES 30 MIN. W. 401.15 FEET TO AN IRON PIN; THENCE N. 81 DEGREES 25 MIN. W. 260.38 FEET TO A POINT IN THE LINE OF SAID GARRETT; THENCE WITH THE LINE OF SAID GARRETT, N. 2 DEGREES 05 MIN. E. 332.2 FEET TO AN IRON PIN; THENCE, CONTINUING WITH THE LINE OF SAID GARRETT, S. 86 DEGREES 35 MIN. E. 445.3 FEET TO THE BEGINNING, CONTAINING 3.05 ACRES, MORE OR LESS.

TRACT II: LAND LYING AND BEING IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF RILEY ADCOCK ROAD AT A POINT 0.35 OF A MILE FROM WHITES' CREEK, AN IRON STAKE, THENCE NORTH 2 DEGREES 42' 50" EAST 432.39 FEET TO AN IRON STAKE IN THE LINE OF THE RICHARD GARRETT PROPERTY THENCE SOUTH 81 DEGREES 26' 20" EAST 260.38 FEET TO AN IRON STAKE IN THE RIGHT-OF-WAY LINE OF SAID RILEY ADCOCK ROAD; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 29 DEGREES 30' WEST 262.75 FEET TO AN IRON STAKE IN SAID RIGHT-OF-WAY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY CURVING GRADUALLY TO THE RIGHT; 223.69 FEET TO THE POINT OF BEGINNING, SAID CURVE OR ARE BEING DESCRIBED AS R.O.W. INT. ARC DELTA 25 DEGREES 02'; R 511.97; T 113.66 AND L 223.69, ALL ACCORDING TO A SURVEY BY MICHAEL V. HOLMES, TN 213; CONTAINING 1.49 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO RUTH VALDEZ, UNMARRIED AND JUAN SORTO, UNMARRIED FROM LYNN M. DAVIS, A WIDOW BY WARRANTY DEED DATED 06/22/09, RECORDED ON 06/26/09 IN INSTRUMENT NO. 20090626-0059510, SAID REGISTER'S OFFICE.

This is improved property known as: 8400 RILEY ADCOCK ROAD, JOELTON, TENNESSEE 37080.

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 our hands this 31ST day of MARCH, 2010.

RUTH VALDEZ

JUAN SORTO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruth Valdez and Juan Sorto, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 31ST day of MARCH, 2010.

NOTARY PUBLIC

My Commission Expires: 02-24-14

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me this 31ST day of MARCH, 2010.

NOTARY PUBLIC

My Commission Expires: 02-24-14

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY