**SEND TAX BILL TO**
**ADDRESS OF NEW OWNER:**

**MICHAEL S. KNIGHT, TRUSTEE**
**1005 Willow Place**
**Gallatin, TN 37066**

**THIS INSTRUMENT PREPARED BY:**
**WILLIAM L. MOORE, JR.**
**119 Public Square**
**Gallatin, TN 37066**

BILL GARRETT, Davidson County
Trans:T20100073245 DEEDQC
Recvd: 11/18/10 11:21 3 pgs
Fees:17.00 Taxes:0.00
20101118-0092378

**TAX MAP 72 PARCEL 5 & 5.2**
**120A-51592 120A-51975**

# QUITCLAIM DEED

In accordance with the Last Will and Testament of **SIDNEY ELROY KNIGHT,** deceased, of record in Will Book 2010, Pages 187-193. **MICHAEL SIDNEY KNIGHT, TRUSTEE,** hereby transfers a certain tract or parcel of land in Davidson County, State of Tennessee to the **SIDNEY ELROY KNIGHT TESTAMENTARY TRUST** more particularly described as follows, to wit::

Property located in the 12th Civil District of Davidson County, Tennessee. Being more particularly described as follows:

Lot #1: Both these lots are a portion of Tract "E" marked Roth for Future Development", as shown on Section I ROTHWOOD, as of record in Book #1424, Page 134 Registers Office, Davidson County, Tennessee.

This Lot BEGINS at a point where North Hill Drive, and Ambrose Avenue (formerly Saunders Avenue) intersect, as widened and established by an instrument of record in Book 2740, Page 202, Registers Office, Davidson County, Tennessee; thence along the west margin of Ambrose Avenue, as widened and established, north 200 feet to a point in the line of a tract of land belonging to Jack Wheby Sr., Tr., thence in a westerly direction and with the line of Jack Wheby, Sr., Trustee 175 feet to a point; Johnsons corner; thence in a southerly direction and with Johnson's east line 200 feet to the north margin of North Hill Drive; thence in a southerly direction and with the north margin of North Hill Drive 175 feet back to the beginning corner.

This lot fronts 200 feet on Ambrose Avenue and 175 feet on North Hill Drive.

Lot #2: Beginning at a point in the north margin of North Hill Drive and the west margin of Ellington Parkway; thence with the west margin of Ellington Parkway in a northerly direction 200 feet to the line of Jack Wheby Sr. Trustee; thence in a westerly direction and with the south line of Jack Wheby Sr. Trustee, in a westerly direction 129

feet; thence in a southerly direction 200 feet to the north margin of North Hill Drive; thence in an easterly direction and with the north margin of said North Hill Drive 120.67 feet back to the beginning corner, containing about one-half acre, be the same more or less, and being all of the land owned on the west side of Ellington Parkway by the American Business Property Corp.

Both these parcels of land area are a portion of the land conveyed to the American Business Property Corporation by George Roth and wife, Leena Roth on April 3, 1958, and this deed in recorded in Deed #2743, Page 631, Registers Office, Davidson County, Tennessee.

These lots are sold subject to the Zoning Ordinances of the City of Nashville and the County of Davidson.

**BEING** the same property conveyed to Sidney E. Knight and wife, Mildred C. Knight by warranty deed from American Business Property Corporation dated the 6th day of January, 1976 and of record in Deed Book 4985, Page 780, Register of Deeds Office, Davidson County, Tennessee. The said Mildred C. Knight died on the 30th day of July, 2002, and Sidney E. Knight received his interest by right of survivorship.

**THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY GRANTORS HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE, NOR HAS ANY REPRESENTATION BEEN MADE BY SAID ATTORNEY REGARDING ANY BUILDING OR ZONING ORDINANCES.**

**IN WITNESS WHEREOF**, the Grantor has hereunto set his hands, this the 17th day of November, 2010.

Michael Sidney Knight, Trustee

**MICHAEL SIDNEY KNIGHT;**
**TRUSTEE**

**STATE OF TENNESSEE )**
**COUNTY OF SUMNER )**

**PERSONALLY** appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL SIDNEY KNIGHT,** the Trustee, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at office in Gallatin, Tennessee, on this the 17th day of November, 2010.

CATHERINE L. DANTON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Catherine L. Danton
**NOTARY PUBLIC**

My commission expires: 2/28/12

**OATH**

I, hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Mari B. Lee
**AFFIANT**

**SUBSCRIBED** and sworn to before me, this the 17th day of November, 2010.

Catherine L. Danton
**NOTARY PUBLIC**

My commission expires: 2/28/12

CATHERINE L. DANTON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY