BOOK 10723 PG 245 Box 50-B

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,500.00.

Grace B. Coutant
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th DAY OF December, 19 97.

Anne E. Atkinson
NOTARY PUBLIC

My Commission expires: 5-29-2000

(615) 385-2804 THIS INSTRUMENT PREPARED BY: TN Sup Ct #003143
Marbut Glenn Gaston, Jr., Lawyer, 221 Creighton Rd., Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
G. John Rouwenhorst etux (NAME)	SunTrust Mortgage, Inc. (NAME)	155-08-C-179-CO
6837 Collinswood Dr. (ADDRESS)	P.O. Box 105621 (ADDRESS)	9D-80425
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Atlanta, GA 30348-5621 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 182,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

I, Geraldine C. Varney, an unmarried person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

G. John Rouwenhorst and wife, Lisa C. Rouwenhorst

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 179** on the plan of **Poplar Creek Estates**, Phase II, as of record at **Book 6900, page 339-347**, inclusive, as amended at Book 7900, pages 888 and 889, Register's Office for said County, and to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book **8709** , page **959** , said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit: Declarations of Covenants, Conditions and Restrictions at Book 6662, page 433, Book 6474, page 346, Book 6486, page 587, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33 and Book 9472, page 824; said plan at Book 6900, pages 339-347 as amended at Book 7900, pages 888-889; and Storm Water Detention Agreement at Book 7099, page 299 all said Register's Office.

0380811
IDENTIFICATION REFERENCE

97 DEC 16 PM 3:23
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1900 12/16 0101 03CHECK 684.25

BOOK 10723 PG 246

~~unimproved~~ This is improved (X) property, known as 6837 Collinswood Dr., Nashville, TN 37221
(House Number) (Street) (City) (State) (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 15th day of December, 19 97.

Geraldine C. Varney

Geraldine C. Varney

INDIVIDUAL ACKNOWLEDGMENTS:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Geraldine C. Varney, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 15th day of December, 19 97.

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

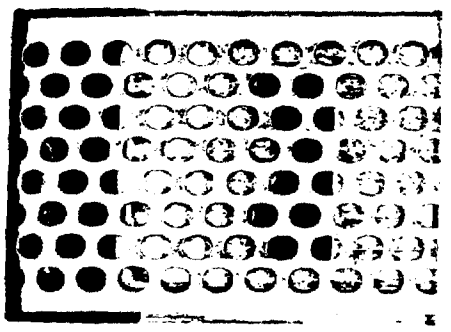
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

15



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

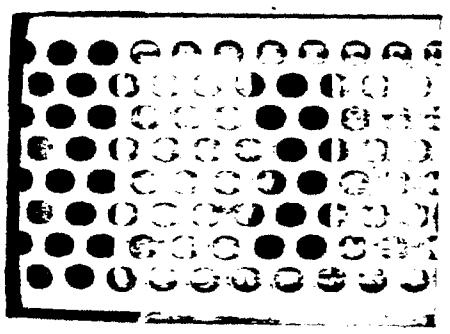
RECEIVED OF _____

FOR _____ BOOK 10723 PG 247

CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
182500.00
CON TX 675.25
PRFEE 1.00
WDEED 8.00
TOTAL 684.25
CHECK 684.25
12/16/97 01 15:23 0001 1900



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0380811
IDENTIF. ↑ REFERENCE

97 DEC 16 PM 3:23
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1232655