3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
BOOK 10831 PG 571

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES: 3-3-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Kroeger (NAME)	Irwin Mortgage Corporation (NAME)	149-01-B-100.00CO
4644 Billingsgate Road (ADDRESS)	9265 Counselor's Row (ADDRESS)	02DX-57602
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Indianapolis, IN 46240 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, John W. McDaniel, Jr. and wife, Nancy Norman McDaniel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Kroeger and wife, Mary Patricia Kroeger

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, TN, BEING Lot No. 239 on the Plan of Phase III, Piccadilly Square, of record in Plat Book 6250, pages 892, 893 and 894, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to John W. McDaniel, Jr. and wife, Nancy Norman McDaniel, by deed from Secretary of Housing and Urban Development, of record in Book 9253, Page 247, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6250, page 892, 893 and 894; Declaration of Covenants, Conditions, and Restrictions of record in Book 6236, page 680, Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6300, page 409, Book 6306, page 833, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, Book 6518, page 190; By-Laws of Piccadilly Square in Book 6236, page 708, as amended in Book 6295, page 572, Book 6295, page 580, Book 6295, page 588, Book 6300, page 431; Articles of Incorporation in Book 6236, page 703, as amended in Book 6295, page 548, Book 6295, page 556, Book 6295, page 564, Book 6300, page 423, and Book 7288, page 964; Information Brochure in Book 6236, page 726, amendment in Book 6295, page 596, Book 6295, page 602, Book 6300, page 439; Deed of Correction to Homeowner's Association in Book 6295, page 503; Additional Open Space in Book 6496, page 99; Dedication of Common Areas in Book 7778, page 366; Document of Clarification in Book 6830, page 739;

CONTINUED

unimproved ( )
This is improved (X) property, known as 4644 Billingsgate Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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. 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 hand s this 27th day of February, 19 98

John W. McDaniel, Jr.

John W. McDaniel, Jr.

Nancy Norman McDaniel

Nancy Norman McDaniel

BOOK 10831 PG 572

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. McDaniel, Jr. and wife, Nancy Norman McDaniel

the bargainor S, 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 and official seal at Brentwood, Tennessee, this 27th day of February, 19 98.

Commission expires 3-3-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

John W. McDaniel, Jr. and wife,
Nancy Norman McDaniel

TO

Mark Kroeger and wife, Mary
Patricia Kroeger

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

98 MAR 10 PM 2:59

0410426

IDENTIF. & REFERENCE

3753 03/10 0101 03CHECK

449.23

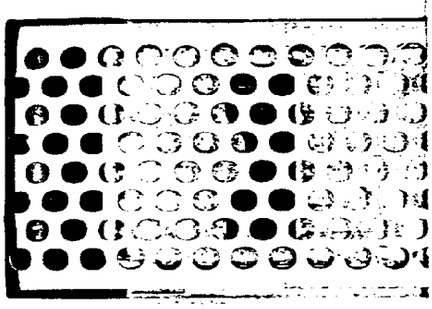
LEGAL DESCRIPTION CONTINUATION

Easements in Book 6186, page 238, Book 6251, page 616 and Book 6782, page 518; Conveyance to Metropolitan Government in Book 6530, page 819 and 823, Book 6846, page 606 and 653 and Book 7748, page 432 and 478; Utility Easement in Book 6298, page 491; One-Half Acre for graveyard in Book 843, page 73; Agreement for dedication of easement in Book 7883, page 280; all of record in the Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10831 PG 574

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

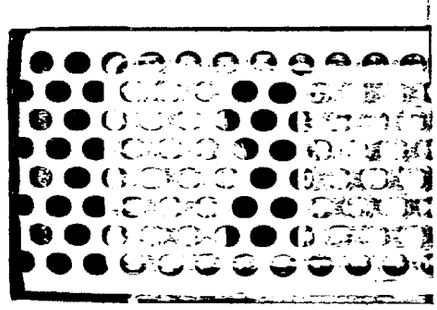
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
117900.00
CON TX 436.23
PRFEE 1.00
WDEED 12.00
TOTAL 449.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK 449.23

03/10/98 01 14:57 0001 3753



04 10426
IDENTIF. ◆ REFERENCE

98 MAR 10 PM 2:59

REGISTER
DAVIDSON COUNTY, TN

No.1264149