Box 52

BOOK 11604 PAGE 903

WARRANTY DEED

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
KNOX COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Carolyn VanZant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 1999

Notary Public

MY COMMISSION EXPIRES: 10-31-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Security Escrow, 750 Old Hickory Blvd., Bldg 1, Suite 165, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William K. Rhodarmer (NAME)	Mortgage Investors Group (NAME)	MAP 162-2
4113 Coleridge Drive (ADDRESS)	320 N. Cedar Bluff Rd, Suite 200 (ADDRESS)	PARCEL 119.00
Antioch (CITY) TN (STATE) 37013 (ZIP)	Knoxville, TN (CITY) (STATE) 37923 (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. Krouter, Jr. and wife, Rebecca M. Krouter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William K. Rhodarmer and Cleo C. Greear, husband and wife

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, Tennessee, being Lot No. 169, on the Plan of Colewood Acres, Section 2, of record in Book 3700, Page 135, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the northwesterly margin of Coleridge Court, being the common corner of Lots Nos. 169 and 170; thence with the line between said lots northwestwardly 106.5 feet to an approved monument being the common corner of Lot s Nos. 168, 169 and 170; thence with the line between Lots Nos. 168 and 169, northeastwardly 96.0 feet to a point on the southwesterly margin of Coleridge Drive; thence along the margin of Coleridge Drive southeastwardly 105.0 feet to a monument marking the beginning of a curve; thence around said curve 39.27 feet to a monument on the northwesterly margin of Coleridge Court; thence along the margin of said Court 81.0 feet to the point of BEGINNING.

BEING the same property conveyed to John W. Krouter, Jr. and wife, Mary Ann G. Krouter by deed dated 6/24/69 of record in Book 4345, Page 373, Register's Office for said County. By Final Decree of Divorce entered in the cause of Krouter vs. Krouter, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 85D-2141, title to the property herein-described was divested out of Mary Ann G. Krouter and full title to same was vested in John William Krouter, Jr. (aka John W. Krouter, Jr.). Rebecca M. Krouter, present

CONTINUED

unimproved ( )
This is improved (X) property, known as 4113 Coleridge Drive, Antioch, Tennessee 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 30th day of July 1999

John W Krouter Jr Rebecca M Krouter - POA
John W. Krouter, Jr. BY HIS ATTORNEY IN FACT REBECCA M. KROUTER

Rebecca M Krouter
Rebecca M. Krouter

03/04 0101 CHECK 458.63

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca M. Kroutter

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 30th day of July, 1999.

Commission expires 10-31-01

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 _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 30TH day of JULY, 1999, before me personally appeared Rebecca M. Kroutter to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John W. Kroutter, Jr. and who acknowledged that she executed the same as the free act and deed of the said John W. Kroutter, Jr. by virtue of that Power of Attorney, duly executed by the said John W. Kroutter, Jr. and appearing of record in Trust Deed Book ___, page 907, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of July, 1999.

Notary Public

My Commission Expires: 10-31-01

LEGAL DESCRIPTION CONTINUATION

spouse of John W. Kroutter, Jr., joins in the execution of this instrument to convey any and all marital interest she may have in the property herein described.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 4113 Coleridge Drive, Antioch, TN 37013.

Rebecca M. Kroutter executes this instrument on behalf of John W. Kroutter, Jr. pursuant to Pecific Power of Attorney being recorded simultaneously herewith in Book 11604, Page 901, Register's Office for Davidson County, Tennessee.

JOHNNY W. KROUTTER, JR. AND JOHN W. KROUTTER, JR. ARE ONE AND THE SAME PERSON

0620216
IDENTIFICATION & REFERENCE
99 AUG -4 AM 10: 1
0

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11604 PAGE 906

06202116

IDENTIFICATION REFERENCE

99 AUG -4 AM 10:11

CAMT 119900.00
CON TX 443.63
PRFEE 1.00
TDEED 12.00
ERR CO
TDEED 12.00-
WDEED 12.00
CFEE 2.00
TOTAL 458.63
CHECK 458.63

08/04/99 01 10:17 0001 1719

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499930