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WARRANTY DEED

BOOK 11688 PAGE 953

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF October 1999

Notary Public

MY COMMISSION EXPIRES: 7/26/2003
(AFFIX SEAL)
My Commission Expires July 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Kitchel	New Owner	Map 90-15
(NAME)	(NAME)	
401 River Rouge Court		Parcel 6
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(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, Susan Austin-Crumpton and Sandra Robinson and Kathleen Fowler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David L. Kitchel and wife, Jennifer B. Kitchel

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 the 8th Civil District of Davidson County, Tennessee, being Lot No. 643 on the Plan of Charlotte Park, Section 10, as of record in Book 2900, page 78, Register's Office for said County.

Said Lot No. 643, fronts 44.6 feet on the westerly side of River Rouge Court and extends back 162.0 feet along a broken northerly line and 146.0 feet on the southerly line, to the surveyed base line on which it measures 156.9 feet, and continues back westerly 35 feet, more or less, on the northerly line and 40 feet, more or less, on the southerly line, to the line marking edge of water as of December, 1959, on which it measures 171 feet, more or less.

Being part of the same property conveyed to Susan Austin-Crumpton, Sandra Robinson and Kathleen Fowler, by Executor's Deed from Susan Austin-Crumpton, Sandra Robinson and Kathleen Fowler, as Co-Executrix of the Estate of Dorothy A. Crumpton, of record in Book 10966, page 608, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Kathleen Fowler and Kathleen C. Fowler are one and the same person.

unimproved ( )
This is improved (X) property, known as 401 River Rouge Court, Nashville, TN 37209
(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 4 day of October 1999

Susan Austin-Crumpton

Kathleen Fowler

Sandra Robinson

by Attorney in Fact

STATE OF KENTUCKY
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Robinson

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ___ executed the within instrument for the purposes therein contained. Witness my hand and official seal at LOUISVILLE, KY, Tennessee, this 29TH day of SEPTEMBER, 1999.

Commission expires My Commission expires 10-4-2002

Margaret A Payne
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

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 Susan Austin-Crumpton, the bargainor, with whom I am personally acquainted or proved to me on 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 this 4th day of October, 1999.

Notary Public

My Commission Expires: 7/26/2003

My Commission Expires July 26, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Susan Austin-Crumpton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kathleen Fowler, and who acknowledged that she executed the same as the free act and deed of Kathleen Fowler.

Witness my hand and official seal this 4th day of October, 1999.

Notary Public

My Commission Expires: 7/26/2003

My Commission Expires July 26, 2003

06428816
RELEASE OF LIEN REFERENCE
99 OCT -5 AM 8:04
REGISTER
DAVIDSON COUNTY, TN.
RECORDED FOR 07.50 495.70

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11685 PAGE 955

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

0642816

...ENCE

99 OCT -5 AM 8:04

REGISTER
DAVIDSON COUNTY, TN.

CAMT	131000.00
CON TX	484.70
PRFEE	1.00
UNEFD	8.00
CFEE	2.00
TOTAL	495.70
CHECK	495.70

10/05/99 01 08:07 0001 5848

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523734