PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com
W & I Ref: (cmw) Title No: 40935
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey L. Knipmeyer Rachel L. Knipmeyer 620 Sweetwater Circle Old Hickory, TN 37138	First Trust Mortgage Company P.O. Box 17257 Memphis, TN 38187-0257

TAX MAP-PARCEL NUMBERS: 064-15-A-024 04D 94445

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rhonda M. Crowder*and spouse, Kermit P. Crowder,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey L. Knipmeyer and wife, Rachel L. Knipmeyer,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 63 on the Plan of Plantation Walk, Section One, Revision One, of record in Plat Book 7900, page 697, as amended by Surveyor's Certificate of Correction, in Book 9432, page 449, said Register's Office.

SAID Lot No. 63 fronts 50.00 feet on the easterly margin of Sweetwater Circle and extends back between parallel lines 100.00 feet to a dead line in the rear.

BEING the same property conveyed to Rhonda M. Crowder and husband, Kermit P. Crowder, by deed from Phillips Builders, Inc., of record in Book 9770, page 262, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

*being one and the same personas Rhonda M. Crowder

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 697, said Register's Office, and Surveyor's Certificat of Correction of record in Book 9432, page 499, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 9231, page 719, Book 9432, page 449, and Book 9547, page 904, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; 2.5 X 25 foot utility anchor easement located on the northwesterly and southwesterly front corner(s) of said lot.; a 5 foot public utility easement along the rear line of said lot; a Stormwater Detention Agreement of record in Book 9356, page 959, said Register's Office.; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 11125, page 430, said Register's Office.

This is improved property, known as: 620 Sweetwater Circle, Old Hickory, TN 37138-2062

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on August 4, 1999.

Rhonda Crowder

Rhonda Crowder
being one and the same person
as Rhonda M. Crowder

Kermit P. Crowder

Kermit P. Crowder

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KEITH KEENCE

State of Delaware
County of New Castle

On August 4, 1999, before me the undersigned authority, personally appeared Rhonda Crowder* and Kermit P. Crowder, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

*being one and the same person as Rhonda M. Crowder

Melissa D. Bull
Notary Public

My Commission Expires: 7/24/2001

State of Tennessee
County of Williamson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 129,000.00

Affiant

Sworn and subscribed before me on September 30, 1999

Notary Public

MARIE A. SWEENEY
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 7/2/2001

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 11694 PAGE 881

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RECORDERS MEMO
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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1525336