THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 9311B

Instr:20000330003208B Page: 1 OF 2
REC'D FOR REC 03/30/2000 3:23:18PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $480.63

MAP/GROUP/PARCEL: 026-03-0/009.00

NEW OWNER'S NAME AND ADDRESS:
CHARLES B. KANDUL and KELLI A. KANDUL, husband and wife
325 WITHAM COURT
GOODLETTSVILLE, TN 37072
SEND TAX BILLS TO:
NEW OWNER

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, CHRIS A. SCHROLL and wife, JENNIFER A. SCHROLL, hereinafter called Grantors, do hereby transfer and convey unto CHARLES B. KANDUL and wife, KELLI A. KANDUL, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 311 on the Plan of Windsor Green, Phase 2, Section III, as of record in Book 6900, Page 845, Register's Office for said County to which plat reference is hereby made for a more complete and accurate legal description.
>
> The subject property is improved property commonly known as 325 Witham Court, Goodlettsville, Tennessee 37072.
>
> BEING the same property conveyed to grantors herein by deed of record in Book 11536, Page 687, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Chris A. Schroll
CHRIS A. SCHROLL

Jennifer A. Schroll
JENNIFER A. SCHROLL

STATE OF TENNESSEE
COUNTY OF SUMNER

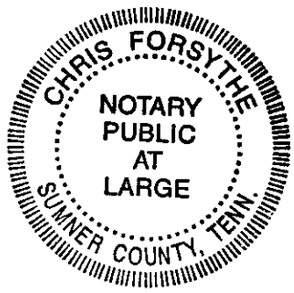
PERSONALLY appeared before me, the undersigned authority, CHRIS A. SCHROLL and JENNIFER A. SCHROLL, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 28th day of March, 2000.

NOTARY PUBLIC

My Commission Expires:

10/15/03




STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater of this transfer is $129,900.00.

AFFIANT

Sworn to and subscribed before me, this 28th day of March, 2000.

NOTARY PUBLIC

My Commission Expires:

10/15/03

