Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

Davidson County DEEDWARR
Recvd: 01/30/01 14:14 2pgs
Fees:11.00 Taxes:562.40
20010130-0009151

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $152,000.00

James E Roth mm 1/25/01
Affiant

Subscribed and sworn to before me, this 25th day of January, 2001.

Carol R Rivers
Notary Public
My commission expires: 1/27/[illegible]

Address of New Owner:	Send Tax Bills to:	Tax Information
James E. Roth	PHH Mortgage Services	46 2
250 Kirby Hill Road	3000 Leadenhall Road	
Ashland City, TN 37015	Mt. Laurel, NJ 08054	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wanda Diane Crowl, now Mittler, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James E. Roth, hereinafter called the Grantees, their heirs, successors 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, and being more particularly described as follows:

58.4 acres north of Bull Run Road and west of Old Hickory Boulevard described as "Field Book No. 13 D-35265-42510, map and parcel No. 46-2"; bounded on the north by lands of Gilbert Harris described at page 868 of Book 4199 in the Davidson County Register's Office; bounded on the east and south by lands of Claude R. Howard and Kerney Ramsbey described by deeds of record at page 547 of Book 4371 and at page 107 of Book 3433 in the said Register's Ofifce; and on the west by lands of Anna Green Noland described at page 121 of Book 1972 in the said Register's Office, and by lands of Arnold L. Loudermilk and wife, described at page 408 of Book 4561 in the said Register's Office; and being the same property conveyed to W. R. Baker from Glenn Kirby by deed dated January 8, 1975, and recorded at page 201 of Deed Book 4880 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Minor Roland Crowl and wife, Diane D. Crowl, by deed from Charles F. Goggin, United States Marshal, of rccord in Book 9254, page 828, Register's Office for Davidson County, TN. The parties having since divorced. By quitclaim deed of record in Book 11306, page 151, said Register's Office, Minor Roland Crowl, Jr. conveyed his interest in subject property to Wanda Diane Crowl. Minor Roland Crowl and Minor Roland Crowl, Jr. are one and the same person. Wanda Diane Crowl, Diane D. Crowl and Wanda Diane Crowl Mittler are all one and the same person.

Together with a perpetual right of way between the southeast corner of subject property and the northwest margin of Bull Run Road, as described in the agreement of record in Book 7465, page 568, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, and the right of way described in the agreement of record in Book 7465, page 568, said Register's Office.

Dale E. Mittler, husband of Wanda Diane Crowl Mittler, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

This property is improved property known as 250 Kirby Hill Road, Ashland City, TN 37015.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 25th day of January, 2001.

Wanda Diane Crowl Mittler

Dale E. Mittler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wanda Diane Crowl Mittler and Dale E. Mittler, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 25th day of January, 2001.

Notary Public

My Commission expires 1/27/2001

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE