Realty Title 48-A
03

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 04/06/01 13:14 2pgs
Fees:11.00 Taxes:455.10
20010406-0033917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $123,000.00

Dawn Y Thompson
Affiant

Subscribed and sworn to before me, this 2nd day of April, 2001.

Grant K. Mann
Notary Public
My commission expires: 3/14/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Dawn Y. Thompson	CitiMortgage, Inc.	149-02-0-D
436 London Court	12855 N. Outer 40 Drive	
Antioch TN 37013	St. Louis, MO 63141	

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, Rhonda L. Pensinger, unmarried, and Donald R. Pensinger, umarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dawn Y. Thompson and Brian C. McGrowder,*hereinafter called the Grantees, their 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, being Lot No. 11 on the Plan of Section Four, Piccadilly Subdivision, of record in Plat Book 6900, Page 481, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rhonda L. Pensinger and husband, Donald R. Pensinger by deed from Jerry D. Butler of record in Book 9582, Page 560, Register's Office for Davidson County, Tennessee. Rhonda L. Pensinger and Donald R. Pensinger have since divorced.

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.

This property is improved property known as 436 London Court, Antioch, TN 37013

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 2nd day of April, 2001.

Rhonda L. Pensinger

Donald R. Pensinger

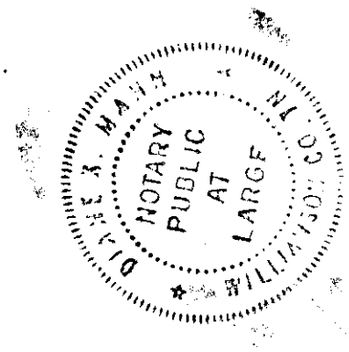
*Wife and husband

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald R. Pensinger, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 29th day of March, 2001.

Diane K Mann
Notary Public



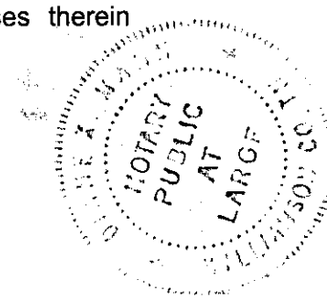
My Commission Expires: 3/14/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rhonda L. Pensinger, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 2nd day of April, 2001.

Diane K. Mann
Notary Public



My Commission Expires: 3/14/05