Davidson County DEEDWARR
Recvd: 06/04/01 12:30 1pgs
Fees:11.00 Taxes:479.15

20010604-0057666

WARRANTY DEED

Preparer's File #-01E299

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF MAY, 2001.

Notary Public

(Affix Seal)

My Commission Expires: 3/10/2003

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Darren Wittenburg and wife, Amy Wittenburg	Legends Mortgage, Inc.	161-10-A-30 CO
5380 Village Way	1143 Columbia Ave., suite C-11	
Nashville, TN 37211	Franklin, TN 37064	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MATT R. KROEKER AND WIFE, CHRISTY L. KROEKER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DARREN P. WITTENBURG AND WIFE, AMY D. WITTENBURG, hereinafter called the Grantee(s), their heirs and assigns, that 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. 49 as shown on the Plat of Villages of Brentwood, Phase One, of record in Plat Book 5200, page 613, Amendment for Declaration of Covenants, Conditions and Restrictions, referencing name change for Villages of Brentwood, and Villages of Brentwood Phase II to Brentwood Summit, of record in Instrument No. 200006060056066, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of subject lot.

Being the same property conveyed to Matt R. Kroeker and wife, Christy L. Kroeker by deed from Kathleen Boyett Malin and Parker Malin, husband and wife of record in Book 11100, page 969, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **5380 Village Way, Nashville, Tennessee 37211**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **31st** day of **May, 2001**:

Matt R.Kroeker

Christy L. Kroeker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, W Aaron Fortner, a Notary Public in and for said County and State, the within named MATT R. KROEKER AND WIFE, CHRISTY L. KROEKER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN this 31st day of May, 2001.

Notary Public

My Commission Expires: July 14, 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN