WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/01 07:39 2pgs
Fees:13.00 Taxes:299.70

20011228-0143195

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Affiant 12/24/01

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 2001

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Rodgers (NAME)	Choice One Mortgage, LLC (NAME)	033-08-0 055.00
509 Monica Avenue (ADDRESS)	639 E. Main Street B106 (ADDRESS)	GO 06203
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James Lonnie Dismang, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Rodgers and Keith R. Youngster, both unmarried as tenants in common with the right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 166 on the Plan of Gatewood, Section I, of record in Plat Book 3300, at page 47 through 52, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to James Lonnie Dismang and wife, Patricia Dismang by deed from Aleta Ann Kuckkahn and husband, David Kuckkahn of record in Book 7472, page 408, Register's Office, Davidson County, Tennessee. The said James Lonnie Dismang and Patricia Dismang are now divorced. Pursuant to a certain Marital Dissolution Agreement in the Final Decree of Divorce, Docket No. 97D-2689 in the Fourth Circuit Court for Davidson County, Tennessee, the said Patricia Dismang conveyed all her right, title and interest in said property to James Lonnie Dismang by quitclaim deed of record in Instrument No. 200002290019796, said Register's Office.

unimproved ( )
This is improved (X) property, known as 509 Monica Avenue, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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 20th day of December, 2001

James Lonnie Dismang

James Lonnie Dismang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Lonnie Dismang, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of December, 2001.

Commission expires _____

Notary Public

STEVEN G. HAYES NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Expires

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public