BOX 15

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/19/02 15:04 2pgs
Fees:13.00 Taxes:687.83

20020219-0021086

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $ 195,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES 4/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD KROECKEL	Cendant Mortgage Corporation	MAP 097-16-O-A
(NAME)	(NAME)	
4817 Peninsula Pointe Dr	3000 Leadenhall Road	PARCEL 111CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mt. Laurel, NJ 08054	F.B.#: GSD-00509
(CITY) (STATE) (ZIP)	(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, SIGNATURE J. HOMES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD KROECKEL AND WIFE, DIANE S. KROECKEL

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. 111 on the Plan of Peninsula, a Planned Unit Development, Phase Three, Section Two, of record in Plat Book 9700, Page 841, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Signature J. Homes, Inc., by Deed from The Peninsula, a Tennessee General Partnership, of record in Instrument No.: 20000517-0049609, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws of The Peninsula Homeowners' Association, Inc., of record in Book 9564, Page 693, and as amended in Book 9754, Page 35, in Book 9977, Page 359, and made applicable to Phase III of record in Bok 10333, Page 219, further amended in Book 11258, Page 85, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 4817 Peninsula Pointe Dr. Hermitage, TN 37076
(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 14TH day of FEBRUARY 2002

SIGNATURE J. HOMES, INC.
By:
Jeffrey Watson, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF New Mexico
COUNTY OF Bernalillo

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jeffrey Watson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the SIGNATURE J. HOMES, INC. the within named bargainor, and corporation, and that he as such President 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 Jeffrey Watson as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at 7007 Wyoming Blvd NE Ste D16 on this the 14th day of February, 2002 .

My commission expires OFFICIAL SEAL Jenell M. Pagan NOTARY PUBLIC-STATE OF NEW MEXICO My commission expires: 7-21-04

Jenell M Pagan

Notary Public