WARRANTY DEED

B-AML-02-9110

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2002

Notary Public

MY COMMISSION EXPIRES: 2-28-2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Toby L. Jones	ABN Amro Mortgage Group	
325 Witham Court (ADDRESS)	2600 W. Big Beaver Road (ADDRESS)	26-03-009
Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	Troy, MI 48084 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES B. KANDUL AND WIFE, KELLI A. KANDUL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TOBY L. JONES, hereinafter called the Grantees, 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. 311 on the Plan of Windsor Green, Phase 2, Section III, as of record in Book 6900, Page 845, Register's Office for said County to which plat reference is hereby made for a more complete and accurate legal description.

The subject property is improved property commonly known as 325 Witham Court, Goodlettsville, Tennessee 37072.

Being the same property conveyed to Charles B. Kandul and wife, Kelli A. Kandul from Chris A. Schroll and wife, Jennifer A. Schroll by Warranty Deed dated March 28, 2000 and filed for record on March 30, 2000 in Instrument Number 200003300032088, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictions of record in Book 6406, Page 929 and Book 6406, Page 950, of said Register's Office.

unimproved ( )
This is improved (X) property, known as 325 Witham Court, Goodlettsville, Tennessee 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/our hand(s) this 28th day of June, 2002

Charles B. Kandul

Kelli A. Kandul

Davidson County DEEDWARR
Recvd: 07/05/02 08:37 2pgs
Fees:13.00 Taxes:462.50

20020705-0080756



STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Charles B. Kandul and wife, Kelli A. Kandul, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of June, 2002.

My Commission Expires: 2-28-2006

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 28th day of June, 2002.

My Commission Expires _____ _____

Notary Public

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, TN 37212

615.383.2903