Mail to:
Escrow Services of Tennessee, LLC
Ten Cadillac Drive Suite #150
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/06/04 09:58 2pgs
Fees:13.00 Taxes:1639.10

20040106-0001756

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $443,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2003.

Notary Public

MY COMMISSION EXPIRES: . 1/2

(AFFIX SEAL)

LINDSAY M. LOPEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Kroll	ABN AMRO MORTGAGE GROUP, INC. Church Mortgage Corporation	130-7-40
(NAME) 719 Lynwood Blvd.	(NAME) 2600 W. BIG BEAVER RD. 161 Old Hickory Blvd, Suite 400	
(ADDRESS) Nashville, TN 37205	(ADDRESS) TROY, MI. 48084 Brentwood, TN 37027	
(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,

KYLE W. KINLOCH AND WIFE, MARY L. HENRY KINLOCH,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL KROLL AND WIFE, VERONICA KROLL,

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 the same southerly part of Lot No. 190 on the Plan of the Resubdivision of part of Royal Oaks subdivision, as of record in Book 974, Pages 4 and 5, Register's Office for said County, described as follows:

Beginning on the westerly margin of Lynwood Boulevard at the southeast corner of the property conveyed to Martin Glazor by deed from Estelle E. Friedman of record in Book 1643, Page 283, said Register's Office; thence westwardly 273.7 feet to an iron pin; thence southwardly 154.7 feet to an iron pin in the northerly margin of Harding Place; thence with said Place eastwardly 122 feet to the beginning of a curve in Lynwood Boulevard; thence around said curve and with the westerly margin of Lynwood Boulevard northeastwardly 253.6 feet to the beginning.

Being the same property conveyed to Kyle W. Kinloch and spouse, Mary L. Henry Kinloch by deed, dated March 31, 1997, from Thomas C. Beach and spouse, Roberta R. Beach, of record in Book 10401, Page 246, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved ☒ property, known as 719 Lynwood Blvd., Nashville, TN 37205

(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 19th day of December, 2003.

Kyle W. Kinloch

Mary L. Henry Kinloch

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kyle W. Kinloch and wife, Mary L. Henry Kinloch, 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 Brentwood , Tennessee this 19th day of December, 2003

Commission expires: 5-27-07

Sharon L. Riney

Notary Public

NOTARY PUBLIC AT LARGE