Davidson County DEEDWARR
Recvd: 02/04/04 08:17 2pgs
Fees:13.00 Taxes:778.85
20040204-0013447

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $210,500.00

Affiant

Subscribed and sworn to before me, this 29th day of January, 2004.

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY My Comm. Exp. Nov. 15, 2006

Notary Public

My Commission Expires: 11-15-06

Address New Owner	Send Tax Bills to:	Map-Parcel
A. Scott Rhoades 4812 Enoch Drive Nashville, TN 37211	Wells Fargo Home Mortgage 11301 Carmel Commons Blvd. suite # 309 Charlotte, NC. 28226	161-10-B-198.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Tim C. Rauter and Lauren T. Rauter, Husband and Wife hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto A. Scott Rhoades and wife, Stephanie Carisa Rhoades, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 44 on the Plan of Villages of Brentwood, Phase II (now known as Brentwood Summit) of record in Book 9700, Page 949 and amended in Instrument No. 20031219-0181287, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tim C. Rauter and Lauren T. Rauter, Husband and Wife by deed from Fox Ridge Homes, Inc. of record in Instrument No. 20000721-0072240, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2004 and subsequent years
2. Any and all restrictions and easements of record.
3. All matters set forth in plat of record in Plat Book 9700, Page 949 and amended in Instrument No. 20031219-0181287, Register's Office for Davidson County, Tennessee.

This is improved property known as 4812 Enoch Drive Nashville, TN 37211

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of January, 2004

Tim C. Rauter

Lauren T. Rauter

STATE OF TENNESSEE
COUNTY OF TN

Before me, Jay H Smith, a Notary Public in and for the said County and State, personally appeared Tim C. Rauter and Lauren T. Rauter, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at Brentwood, Tennessee this 29th day of January, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/29/06

JAY H. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2006