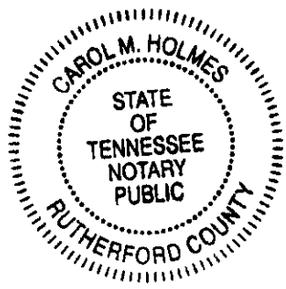
File #200450367



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-22-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Neil Kjosa and Barbara A. Kjosa	Chase Manhattan Mortgage Corporation	Map 136-15-B
(NAME) 3401 Anderson Road, # 21	(NAME) P.O. Box 572405	Parcel 021.00
(ADDRESS) Antioch TN 37013	(ADDRESS) Murray UTAH 84157	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **KENDALL L. RHINE AND JANICE RHINE, HUSBAND AND WIFE,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **PATRICK NEIL KJOSA AND WIFE BARBARA A. KJOSA**, 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 all of Unit No. 21, on A Horizontal Property Regime, (Private Element) Phase 1, Smith Springs Townhomes, Revision 1, (a condominium development), as shown by plat appearing of record in Plat Book 11700, Page 42, revising Plat Book 11700, Page 16, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Kendall L. Rhine and Janice Rhine, husband and wife by Warranty Deed dated July 30, 2001 of record in Instrument No. 20010806-0084082, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Restrictive Covenants contained in an instrument of record in Book 11666, Page 151; Homeowners' Association Articles of record in Book 11666, Page 149; Storm Water Detention Agreement of record in Book 11540, Page 482; Articles of Amendment of record in Instrument No. 20000316-0026959; Quitclaim Deed to Homeowners' Association of record in Instrument No. 20000111-0003643; By-Laws of record in Book 11666, Page 191; all matters shown on plat of record in Plat Book 11700, Page 42, revising Plat Book 11700, Page 16; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 3401 Anderson Road, # 21, Antioch, TN 37013
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 09/08/04 12:33 2pgs
Fees:13.00 Taxes:394.05
20040908-0108468

Witness our hands this 3rd day of September, 2004.

Kendall L. Rhine

Janice Rhine

STATE OF Tennessee

COUNTY OF Williamson

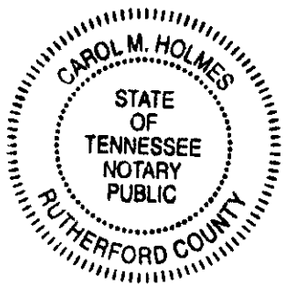
Before me, the undersigned Notary Public, personally appeared Kendall L. Rhine and Janice Rhine, husband and wife who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of September, 2004.

Notary Public

My Commission Expires: 6-22-08

(SEAL)



Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076