This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/27/01 15:49 2pgs
Fees:11.00 Taxes:1050.80
20010627-0068312

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Tom A. Muhsin	SunTrust Mortgage, Inc.	172 06 0 A 012.00 CO
6088 Frontier Lane Nashville, TN 37211	P. O. Box 79041 Baltimore, MD 21279-0041	

WARRANTY DEED

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, we, **Robert D. Augsburg and Felice M. Augsburg, husband and wife,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Tom A. Muhsin**, a married person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 22 on the Plan of Mountain View, Section 1, of record in Book 9700, pages 562 and 563, RODC, TN, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Robert D. Augsburg and Felice M. Augsburg, husband and wife by deed from Centex Homes, Inc., of record in Book 11091, page 834, Register's Office of Davidson County, TN.

SUBJECT TO THE FOLLOWING:
1. 2001 Taxes are a lien, but not yet due and payable.
2. By-Laws of Mountain View Homeowners Assoc. of record in Book 10496, page 391, RODC, TN.
3. Charter of Mountain View Homeowners Assoc. of record in Book 10496, page 380, RODC, TN.
4. Restrictive covenants in Book 10053, page 239 and Book 10496, page 311, RODC, TN.
5. All matters of record in Book 9700, page 562, RODC, TN, which may affect property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever;

AND WE COVENANT with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

This improved property is known as:

6088 Frontier Lane, Nashville, TN 37211.

WITNESS OUR HANDS THIS 25th DAY OF JUNE, 2001 IN FRANKLIN, TENNESSEE.

ROBERT D. AUGSBURG

FELICE M. AUGSBURG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Robert D. Augsburg and wife, Felice M. Augsburg,** the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 25th day of June, 2001 in Franklin, TN.

Notary Public

My Commission Expires: 2/27/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $284,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 25th day of June, 2001 in Franklin, Tennessee.

Notary Public

My Commission Expires: 2/27/05