WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 158,000.00 .

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 15 day of AUGUST , 2002.

NOTARY PUBLIC
My Commission Expires: 3-27-04

Davidson County DEEDWARR
Recvd: 08/16/02 16:02 2pgs
Fees:13.00 Taxes:584.60
20020816-0099638

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN. 37201 file #02070032

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Craig J. Karaszewski, & Juliane S. Karaszewski 1010 Birdsall Street Old Hickory, TN 37138	New Owner	44 - 115 / 352.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Craig J. Karaszewski and wife, Juliane S. Karaszewski, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **William M. Greathouse**, and wife, **Laureen Greathouse**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

Craig J. Karaszewski, and wife, **Juliane S. Karaszewski**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being Lot No. 47 of Section "B" on the Plan of Village of Old Hickory, as of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to William M. [Matthew] Greathouse and Laureen Greathouse, husband and wife, by deed from Charles A. Paul and Darinda R. Paul, husband and wife, of record in Book 10140, page 27, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. 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. 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.

The herein described property is subject to the following:
2002 Property taxes are to be prorated and assumed by the GRANTEES.
All matters shown on the Plan of record in Book 1424, Page 67, said Register's Office.; Easements for Right-of-way as set out in deed of record in Book 626, page 556, said Register's Office.; Easements for telephone line Right-of-ways as set out in deed of record in Book 662, page 743, said Register's Office.

This is improved property known as: 1010 Birdsall Street, Old Hickory, TN. 37138.

Witness our hands this 15th day of August, 2002.

William M Greathouse by William Mark Greathouse POA
William M. [Matthew] Greathouse
by: William Mark Greathouse
Attorney-in-Fact

Laureen Greathouse by William Mark Greathouse POA.
Laureen Greathouse
by: William Mark Greathouse
Attorney-in-Fact

I William Mark Greathouse, Attorney -in-fact for William Matthew Greathouse do hereby swear and affirm that the Power of Attorney granted to me by instrument of record in Register's Office for Davidson, County, Tennessee, instrument # 20020816-0079636 has not been revoked, and I have had no notice, written or oral, of revocation of said Power of Attorney.

William Mark Greathouse

STATE OF TENNESSEE }
COUNTY OF }

Before me, the undersigned, a notary public in the state of Tennessee, personally appeared William Mark Greathouse, attorney-in-fact for William Matthew Greathouse, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument as attorney-in-fact for the purposes therein contained, and expressed and acknowledged that he executed the same as the free act and deed of the said William Matthew Greathouse.

Subscribed and sworn to before me, this the 15 day of AUGUST, 2002.

NOTARY PUBLIC

My Commission Expires: 3-21-04

JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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I William Mark Greathouse, Attorney -in-fact for Laureen Greathouse do hereby swear and affirm that the Power of Attorney granted to me by instrument of record in Register's Office for Davidson, County, Tennessee, instrument # 20020816-0079637 has not been revoked, and I have had no notice, written or oral, of revocation of said Power of Attorney.

William Mark Greathouse

STATE OF TENNESSEE }
COUNTY OF }

Before me, the undersigned, a notary public in the state of Tennessee, personally appeared William Mark Greathouse, attorney-in-fact for Laureen Greathouse, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument as attorney-in-fact for the purposes therein contained, and expressed and acknowledged that he executed the same as the free act and deed of the said Laureen Greathouse.

Subscribed and sworn to before me, this the 15 day of AUGUST, 2002.

NOTARY PUBLIC

My Commission Expires: 3-27-04

JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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WARRANTY DEED

From: **William M. Greathouse** *and wife,* **Laureen Greathouse**

To: **Craig J. Karaszewski** *and wife,* **Juliane S. Karaszewski**

Property:
1010 Birdsall Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003