Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

REGISTRAR, PLEASE RETURN TO:
AmTITLE & ESCROW, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072

39-B
File #02-1591

Davidson County DEEDWARR
Recvd: 11/01/02 13:32 3pgs
Fees:18.00 Taxes:1165.50

20021101-0134146

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dorothy Miller, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **George Gruhn,** and wife, Mary Jane Gruhn , hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Dorothy D. Miller by Warranty Deed from Michael D. Decker and wife, Rebecca Sharp Decker of record in Inst. No. 20010622-0066347, Register's Office, Davidson County, TN.

The said Dorothy D. Miller and Dorothy Miller, being one and the same person.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 915 Old Lebanon Dirt Road, Hermitage TN 37076.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of October, 2002

Dorothy Miller

Dorothy Miller

State of Tennessee)
County of Davidson)

On this 30th day of October, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Dorothy Miller , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 315,000.00.

X Dorothy D Miller
Affiant

Sworn and subscribed before me on this the 30th day of October, 2002.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
George Gruhn 915 Old Lebanon Dirt Road Hermitage, TN 37076	US Bank N.A. 4801 Frederica Street Owensboro, KY 42301	87-0-148

EXHIBIT "A" Legal Description

Being a tract or parcel of land located in the Fourth Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly right-of-way line of Old Lebanon Dirt Road, said point being the northeasterly corner of property conveyed to Joseph E. Ladnier by deed of record in Book 8064, page 178, Register's Office for Davidson County, Tennessee, and being the southeasterly corner of the herein described tract; thence leaving said right-of-way line with the northerly line of Ladnier N 66 degrees 46' 09" W, 628.80 feet to an existing iron pin; thence with the northerly line of property conveyed to James D. Simmons, Jr. by Instrument of record No. 20010209-0012984, Register's Office for Davidson County, Tennessee, N 66 degrees 18' 40" W, 175.33 feet to an existing iron pin; thence continuing with the easterly line of Simmons N 10 degrees 50' 55" E, 319.34 feet to an existing iron pin; thence leaving said line with the southerly line of property conveyed to Melvin Hays by deed of record in Book 4883, page 299, Register's Office for Davidson County, Tennessee, S 79 degrees 14' 00" E, 49.50 feet to an old cedar fence post; thence continuing S 62 degrees 55' 31" E, 43.58 feet to an iron rod, said rod being located in the southerly margin of Sircy Lane as of record in Book 8424, page 903, Register's Office for Davidson County, Tennessee; thence with the southerly margin of Sircy Lane S 82 degrees 46' 56" E, 413.83 feet to an iron rod; thence continuing S 79 degrees 38' 46" E, 144.32 feet to an iron rod; thence S 85 degrees 22' 39" E, 188.72 feet to an iron rod; thence S 81 degrees 57' 26" E, 56.02 feet to an existing iron pin; thence leaving said southerly margin with the westerly line of the Cowgill Cemetery S 35 degrees 36' 06" W, 191.13 feet to an existing iron pin; thence with the southerly line of Cowgill Cemetery S 60 degrees 12' 18" E, 112.26 feet to an existing iron pin located in the westerly right-of-way line of Old Lebanon Dirt Road; thence with the right-of-way line of Old Lebanon Dirt Road S 33 degrees 50' 30" W, 175.73 feet to a point; thence continuing S 32 degrees 50' 30" W, 172.46 feet to an existing iron pin and the point of beginning containing 360,150 square feet or 8.268 acres, the same more or less.