THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 01/06/03 14:49 2pgs
Fees:13.00 Taxes:543.90
20030106-0001987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***147,000.00.

Affiant

Subscribed and sworn to before me this 31 day of December, 2002.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
TERESA GRUETER 4900 Briarwood Drive Nashville, Tennessee 37211	ABN AMRO Mortgage Group 2600 W. Big Beaver Road Troy, Michigan 48084	MAP 147-05 PARCEL 153

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY SEVEN THOUSAND AND 00/100 DOLLARS ($***147,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, CYNTHIA J. DEMPSEY, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto TERESA GRUETER and husband, CHAD GRUETER, (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:

BEING Lot No. 510 on the Plan of Crieve Hall Estates, Section Six, as of record in Book 2331, pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Cynthia J. Dempsey, unmarried, by deed from Michelle Kay Hohnke Joss and husband, Thomas John Joss, of record as Instrument No. 20000804-0077570 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4900 Briarwood Drive, Nashville, Tennessee 37211.

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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of Crieve Hall Estates, Section Six, of record in Book 2331, pages 1 and 2, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of December, 2002.

CYNTHIA J. DEMPSEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CYNTHIA J. DEMPSEY, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of December, 2002.

Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee