Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $119,000.00

Affiant

Subscribed and sworn to before me, this 12th day of February, 2003.

Notary Public
My commission expires: 11/27/06

NOTARY PUBLIC AT LARGE

Please Return To: Robbin Teasley
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael W. Gasz	ABN AMRO Mtg. Group	063-12-0-032.00
4521 South Trace	P.O. Box 57068	
Old Hickory TN 37138	Irvine, CA 92619-7068	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ralph N. Grunst and wife, Jean H. Augustine, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael W. Gasz, hereinafter called the Grantees, their successors 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 Lot No. 31 on the Plan of Southfork Subdivision, Section 2, as of record in Book 6250, page 386, Register's Office for said County, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ralph N. Grunst and wife, Jean H. Augustine by deed from Trent C. Floyd and wife, Sonya B. Floyd, of record in Book 11738, Page 911, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 4521 South Trace, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 12th day of February, 2003.

Ralph N. Grunst by John R. Hill attny-in-fact
Ralph N. Grunst

Jean H. Augustine by John R. Hill Jr. attny-in-fact
Jean H. Augustine

Davidson County DEEDWARR
Recvd: 02/13/03 09:47 2pgs
Fees:13.00 Taxes:440.30
20030213-0019731

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 John R. Hill, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for RALPH N. GRUNST and JEAN H. AUGUSTINE and that he is authorized by RALPH N. GRUNST and JEAN H. AUGUSTINE to execute this instrument on their behalf.

Witness my hand in Hermitage, TN, this 12th day of February, 2003.

Notary Public

My Commission expires 11/27/06

