STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

26th DAY OF December, 2002

Notary Public

MY COMMISSION EXPIRES

Davidson County DEEDWARR
Recvd: 03/05/03 16:00 3pgs
Fees:18.00 Taxes:762.20

20030305-0029450

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Carl Grundy and Bonnie Grundy, husband and wife
(NAME)

2108 East Hill Drive
(STREET ADDRESS OR ROUTE NUMBER)

Madison, Tennessee 37115
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:

ABN AMRO Mortgage Group, Inc.
(NAME)

2600 W. Big Beaver Road
(STREET ADDRESS)

Troy, MI 48084
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
34-3-72

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, William H. Waller, Jr. and Marla Y. Waller, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl Grundy and Bonnie Grundy, husband and wife, 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:

LAND in Davidson County, Tennessee, being Lot No. 165, on the plan of Shepard Hills, Section , as shown on plat of record in Plat Book 2854, Page 119, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to William H. Waller, Jr. and Marla Y. Waller, husband and wife, by Deed of Record in Book 11579, Page 368, and of record in Book 10298, Page 906, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

The signature of William H. Waller, Jr. is signed by his duly appointed Attorney-in-fact Marla Y. Waller, pursuant to the Power of Attorney recorded as Instrument # * , said Register's Office. * 20030305-0029449

unimproved ( )
This is improved (XX) property, known as 2108 East Hill Drive, Madison, TN 37115.

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, and 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, and 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. Whenever 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/our hand(s) this 26th day of December, 2002.

William H. Waller, Jr. By Marla Y. Waller, Attorney-in-Fact

Marla Y. Waller

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 Marla Y. Waller, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 26th day of December, 2002.

Commission expires 03/06/06

Notary Public

KEITH BELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of December, 2002.

My Commission Expires:_____

_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Marla Y. Waller, attorney-in-fact for William H. Waller, Jr. , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of December, 2002.

My Commission Expires: 10/24/04

Notary Public

BRIAN L. SMITH NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

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