PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 03/23/04 09:12 2pgs
Fees:13.00 Taxes:839.90
20040323-0032446

W & I Ref:(_____) Title No: 45357
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert J. Starpoli Anne M. Starpoli 7256 River Bend Rd. Nashville, Tennessee 37221	GN Mortgage P.O. Box 5013 Troy, MI 48007-5013

TAX MAP-PARCEL NUMBERS: 141-12-C-026

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$227,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donna Gruverman , unmarried Gregory Riemer , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert J. Starpoli and spouse, Anne M. Starpoli** 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:**

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of River Bend of record in Book 6900, Page 504 and 505 amended by surveyors Certificate of Correction Book 7465, page 833 Register's Office for said County.

Said Lot No. 26 fronts 89.25 feet on the southerly margin of River Bend Road and extends back 134.21 feet on the westerly line(s) and 135.15 feet on the easterly line to a dead line in the rear, measuring 89.25 feet thereon.

Being the same property conveyed to Donna Gruverman, and Gregory Riemer, unmarried by deed from Jerome J. McAllister, Jr., and wife, Elizabeth Graves McAllister of record in Doc. No. 20010814-0087483 Register's Office for said County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 504 and 505 amended by Surveyors Certificate of Correction in Book 7465, page 833, said Register's Office, which Plan shows a 20 foot minimum building setback line from River Bend Road together with a designated building site, and a 25 foot easement for public utility and drainage purposes along the rear line(s)with an 8 inch sewer line lying therein The Declaration of Covenants, Conditions and Restrictions of record in Book 7112, page 481, Book 7308, page 805, Book 7308, page 808, Book 7336, page 15, Book 7549, page 893, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of *by *as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit B" to this instrument and incorporated herein by reference.

This is improved property, known as: 7256 River Bend Road, Nashville, Tennessee 37221

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 19th day of March, 2004.

Donna Gruverman

Gregory Riemer

State of TENNESSEE
County of DAVIDSON

Donna Gruverman

On this 19th day of March, 2004 , before me the undersigned authority, personally appeared and Gregory Riemer , 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.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $227,000.00

Affiant

Sworn and subscribed before me this the 19th day of March, 2004

My Commission Expires: _____

BARBARA T. HOOD NOTARY PUBLIC WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05

Notary Public