Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $143,000.00

Affiant

Subscribed and sworn to before me, this 31ST day of August, 2004.

Notary Public
My commission expires: 1/29/05

LINDSAY M. LOPEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/07/04 09:23 2pgs
Fees:13.00 Taxes:529.10

20040907-0107452

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew Koonce	ABN AMRO M+G.	085-14-0.33.00
209 Walcott Dr.	Group, Inc.	
Nashville TN 37214-0000	2600 W. Big Beaver Rd. Troy, MI. 48084	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged William H. Teas, III hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Andrew Koonce and wife,Vicki Koonce hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 30 on the Plan of Stanford Country Club Estates of record in Plat Book 2900 Page 50 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William H. Teas, III by deed from the Estate of Ingrid Herman Rose of record in Book 10985 page 620 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2004 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of Stanfoird Country Club Estates of record in Book 2900 Page 50, Register's Office for Davidson County, Tennessee 4) Restrictions of record in Book2993 page 109, Register's Office for Davidson County, Tennessee

This property is improved property known as 209 Walcott Dr., Nashville, Tennessee 37214-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 31st day of August, 2004.

William H. Teas, III

Pamela J. Cook
Who joins in this conveyance to convey any marital interest she may have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of August, 2004.

Notary Public

My Commission expires: 4/21/07

FILE NO: 04539

*Pamela J. Cook

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.