Return to: First Title and Escrow Company, Inc.
File Number 24498 Box 9B

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

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $217,000.00

Affiant

Subscribed and sworn to before me, this 19th day of July 2005.

Notary Public
My commission expires: _____

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 07/22/05 15:38 2 pgs
Fees:13.00 Taxes:802.90
20050722-0085779

Address of New Owner:	Send Tax Bills to:	Tax Information
Roseanne Cash, Trustee 1309 Boscobel St. Nashville TN 37206	SunTrust Mortgage, Inc. 201 4th Ave. N. 7th Floor Nashville, Tennessee 37219	83-13/155

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 Anthony A. Gast and wife, Beth M. Gast, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Roseanne Cash, Trustee of the Roseanne Cash Trust UTA date 7/14/93 hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 153, on the Plan of East Edgefield, as shown on plat of record in Plat Book 21, page 147, in the Register's Office for Davidson County, Tennessee. Said Lot No. 153 fronts 50.0 feet on the northerly side of Boscobel Street and runs back between parallel lines 170.0 feet to an alley.11281/613 Robert George Velvin 1/5/1999

Being the same property conveyed to Anthony Gast and wife Beth Gast by deed from Robert George Velvin of record in Instrument No. 20040707-0080528, Register's Office for Davidson County, Tennessee.
Beth Gast, Beth M. Gast and Beth McCombs Gast being one and the same person.
Anthony A. Gast being one and the same person as Anthony Gast.
This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters shown on Plat recorded in Book 21, page 147.

This property is improved property known as 1309 Boscobel St., Nashville, Tennessee 37206

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 19th day of July, 2005.

Anthony A. Gast by Katherine McGill, Attorney in fact

Anthony A. Gast
By: Katherine McGill, Attorney In Fact

Beth M. Gast by Katherine McGill, Attorney in fact

Beth M. Gast
By: Katherine McGill, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of July, 2005, before me personally appeared Katherine McGill to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Anthony A. Gast and Beth M. Gast acknowledged that such person executed the same as the free act and deed of Anthony A. Gast and Beth M. Gast.

Amy Cross Nance

Notary Public

My Commission expires 4/21/07

FILE NO: 04953

Amy Cross Nance
State of Tennessee Notary Public
Williamson County