BOOK 10768 PG 178

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

Toni D. Miller
133 Holiday Ct., Suite 200
Franklin, TN 37067

SunTrust Bank
P.O. Box 305110
7th Floor
Nashville, TN 37230-5110

Map 94-3
Parcel 3

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

5570 01/26 0101 03CHECK 297.90

The actual consideration or value, whichever is greater, for this transfer is $77,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of January, 1998.

Notary Public
My commission expires: 5/27/2001

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

98 JAN 26 AM 11:54

#393372

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Henry Allen Justice, Jr., Doris Justice Zirbel, Jo Ann Justice Lewis, Donald Brush Justice and Robert Gailor Justice, Devisees under the Will of Henry A. Justice,** hereinafter collectively called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Toni D. Miller and George W. Fletcher, as tenants in common**, hereinafter collectively called the Grantees, their heirs and assigns, that 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. 14 on the Plan of Fortland Park, Section One, of record in Book 2663, Page 61, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Henry A. Justice and wife, Lorraine H. Justice by deed from Gregory Homes, Inc. of record in Book 3898, page 120, Register's Office for Davidson County, Tennessee. The said Lorraine H. Justice died July 9th, 19 69 and the property vested in Henry A. Justice as surviving tenant by the entirety. The said Henry A. Justice died October 3, 1996 leaving a Last Will and Testament which has been admitted to probate in the Probate Court for Davidson County, Tennessee under docket number 96P-1934. The property is now vested in Henry Allen Justice, Jr., Doris Justice Zirbel, Jo Ann Justice Lewis, Donald Brush Justice and Robert Gailor Justice as devisees under said Last Will and Testament of Henry A. Justice.

This conveyance is subject to restrictive covenants of record in Book 2753, Page 612, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

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 the undersigned Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered; and the Grantors do further covenant and bind themselves, their heirs and assigns, 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.

Henry Allen Justice, Jr., Executor of the Estate of Henry A. Justice, has joined in the execution of this instrument to express the consent and approval of the Estate and Executor to this sale and further to convey and transfer any interest held by the said Executor or Estate to the within named Grantees, their heirs and assigns.

This instrument is being executed in behalf of Doris Justice Zirbel, Jo Ann Justice Lewis, Donald Brush Justice and Robert Gailor Justice pursuant to a Power of Attorney executed by same on the 20th day of January, 1998, and being filed for record simultaneously herewith.

IN WITNESS WHEREOF, this instrument has been executed this 23rd day of January, 1998.

Henry Allen Justice, Jr., Individually

Henry Allen Justice, Jr., Executor of the
Estate of Henry A. Justice, Deceased

Doris Justice Zirbel, By: Henry Allen Justice, Jr.,
Attorney-In-Fact

Jo Ann Justice Lewis, By: Henry Allen Justice, Jr.,
Attorney-In-Fact

Donald Brush Justice, By: Henry Allen Justice, Jr.,
Attorney-In-Fact

Robert Gailor Justice, By: Henry Allen, Justice, Jr.,
Attorney-In-Fact

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 Henry Allen Justice, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of January, 1998.

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5/27/2001

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 Henry Allen Justice, Jr., Executor of the Estate of Henry A. Justice, Deceased with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of January, 1998.

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5/27/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

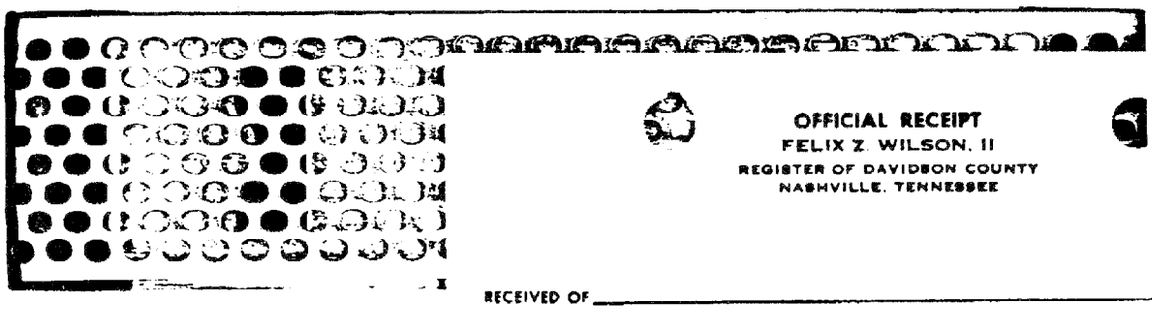
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry Allen Justice, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who executed the within instrument for the purposes therein contained in behalf of Doris Justice Zirbel, Jo Ann Justice Lewis, Donald Brush Justice and Robert Gailor Justice and acknowledged that he executed the same as the free act and deed of said Doris Justice Zirbel, Jo Ann Justice Lewis, Donald Brush Justice and Robert Gailor Justice.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of January, 1998.

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5/27/2001

WD2.504



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10768 PG 181

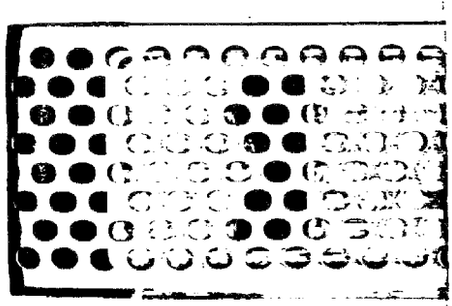
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 77000.00
CON TX 284.90
PRFEE 1.00
WDEED 12.00
TOTAL 297.90
CHECK 297.90

01/26/98 01 11:58 0001 5570

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0393372
IDENTIFICATION REFERENCE

98 JAN 26 AM 11:54

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1246171