THIS INSTRUMENT PREPARED BY: MUDTER & PATTERSON ATTORNEYS-AT-LAW 2000 Richard Jones Rd.,Suite 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 17671	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $89,000.00 R. Todd Estepp Affiant Subscribed and sworn to before me, this day of , . Notary Public My Commission Expires: My Commission Expires September 20, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
JOHN U. MILLER, IV	BANK OF AMERICA, N.A.	142-06-0C
795 Bellevue Road	P.O. Box 26388	58.00 CO
Nashville, Tennessee 37221	Richmond, VA 23260-6388	09D23032

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, R. TODD ESTEPP, MARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN U. MILLER, IV, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 795 Bellevue Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Mary Estepp, spouse of R. Todd Estepp, joins in the execution of this instrument for the purposes of conveying any interest she may have in the subject property by virtue of her marriage to the said R. Todd Estepp.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this day of,.

R. Todd Estepp
R. TODD ESTEPP

Mary Estepp
MARY ESTEPP

Davidson County DEEDWARR
Recvd: 01/12/01 13:54 2pgs
Fees:11.00 Taxes:329.30
20010112-0004092

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. TODD ESTEPP AND MARY ESTEPP, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day of,.

My Commission Expires:

Notary Public

My Commission Expires September 20, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 3B on the Plan of Section 6 Doral Country Villa of record in Plat Book 5200, page 32, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Doral Country Villas, Section I, a horizontal property regime established by Master Deed and By-Laws of record in Book 5011, page 395, made applicable in Book 5260, page 767, re-recorded in Book 5260, page 817, amended in Book 5260, page 769, said Register's Office.

Being the same property conveyed to R. Todd Estepp, unmarried by deed from Emily C. May Dolinger and husband, John D. Dolinger of record in Book 9820, page 562, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5011, page 395, made applicable in Book 5260, page 767, re-recorded in Book 5260, page 817, amended in Book 5260, page 769; (3) Charter of record in Book 5220, page 112; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 32, said Register's Office.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration of value, whichever is greater, for this transfer is $89,000.00

Molly Hunsucker
Affiant

Subscribed and sworn to before me, this 11th day of January, 2001

Jennifer Dunlap
Notary Public

My commission Expires: 5/27/2001

JENNIFER DUNLAP
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Commission Expires May 27, 2001