Record & Return to:
File Box 36
File # 17203SP

THIS INSTRUMENT PREPARED BY: MUDTER & PATTERSON ATTORNEYS-AT-LAW 2000 Richard Jones Rd., Ste. 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 17948	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $525,000.00 Affiant Subscribed and sworn to before me, this 31st day of May, 2001. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires January 29, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR./MRS. DOUGLAS F. MILAM	Suntrust Mortgage Inc.	114-3
1107 LYNNWOOD BOULEVARD	P.O. Box 57028	33
NASHVILLE, TENNESSEE 37205	Irvine, CA 92619-7028	FH8355

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, FITZGERALD PARKER THOMAS, EXECUTOR OF THE ESTATE OF JOHN SPEED THOMAS AND TRUSTEE OF THE THOMAS CREDIT SHELTER TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF JOHN SPEED THOMAS, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DOUGLAS F. MILAM AND WIFE, CAROL P. MILAM, ("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 1107 Lynnwood Boulevard, Nashville, Tennessee 37205., and 1122 Balbade Drive, Nashville, TN 37215

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.

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 31st day of May, 2001.

Davidson County DEEDWARR
Recvd: 06/04/01 11:45 2pgs
Fees:11.00 Taxes:1942.50
20010604-0057827

E. Parker Thomas
FITZGERALD PARKER THOMAS,
EXECUTOR AND TRUSTEE

STATE OF CALIFORNIA)
COUNTY OF Marin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FITZGERALD PARKER THOMAS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2001.

My Commission Expires: Sept 7 2001

Notary Public

BUTSULA U. SUPSAKUN
COMM. #1154733
NOTARY PUBLIC - CALIFORNIA
MARIN COUNTY
My Comm. Expires Sept. 7, 2001

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section Three Chickering Park, as of record in Plat Book 2663, pages 90 and 91, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to J. Speed Thomas and wife, Carol P. THomas by deed from Edward F. Jones and wife, Wanda S. Jones of record in Book 4921, page 916, re-recorded in Book 7889, page 184, said Register's Office. J. Speed Thomas has since died. J. Speed Thomas has subsequently died and devised said proeprty to the Thomas Credit Shelter Trust by Will of record in Will Book 234, page 631, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 2751, page 576; (3) Easements of record in Book 6391, page 777; and (4) All matters appearing on the Plan of record in Plat Book 2663, pages 91 and 91, said Register's Office.