THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 02/25/02 11:23 2pgs
Fees:13.00 Taxes:277.50
20020225-0023618

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
CHRISTOPHER L. MILLER, et ux 450 Cedar Cliff Road Antioch, TN 37013	Same	Map: 150-1 Par: 15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Christopher L. Miller

SUBSCRIBED AND SWORN to before me this 25 day of Feb, 2002.

Notary Public

My Commission Expires: 7/4/05

FOR AND IN CONSIDERATION of the sum of Seventy Five Thousand Dollars ($75,000.00), cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, AMSOUTH BANK, SUCCESSOR TRUSTEE OF TRUST U/W/O IRA LEE LINEBERRY, hereinafter "GRANTOR", has this day bargained and sold and does hereby transfer and convey unto CHRISTOPHER L. MILLER and wife, CYNTHIA R. MILLER, their heirs and assigns, hereinafter "GRANTEES", that certain real estate in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Edge-O-Lake Estates, Section I, of record in Book 3600, Page 43, Register's Office for said County.

Said Lot No. 214 fronts 80 feet on the northerly side of Priest Lake Drive and extends back 97.84 feet on the westerly line and 161.23 feet on the easterly line, which is a broken line, to a dead line in the rear on which it measures 101.03 feet.

Being the same property conveyed to AmSouth Bank, Successor Trustee of the Trust u/w/o Ira Lee Lineberry, by deed from Andrew Lineberry, Executor of the Estate of Ira Lee Lineberry, of record in Instrument Number 20011101-0119516, R.O.D.C.

This conveyance is made subject to the following:

1. 2002 real property taxes, which have been prorated and assumed by GRANTEES.

2. Subject to all matters shown on Plan of record in Plat Book 3600, page 43, Register's Office for Davidson County, Tennessee.

3. Subject to Restrictive Covenants of record in Book 3679, page 279, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with all appurtenances, and hereditaments thereto belonging or in any wise appertaining to the said GRANTEES, their heirs and assigns, forever. GRANTOR covenants that the property is free from all encumbrances made or suffered by GRANTOR and that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

GRANTOR further covenants and binds itself and assigns, to warrant specially and forever defend the title to said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons, claiming by, through and under GRANTOR, but not further or otherwise.

IN WITNESS WHEREOF, the GRANTOR has caused this Special Warranty Deed to be executed this 7 day of February 2002.

AMSOUTH BANK, SUCCESSOR TRUSTEE OF
TRUST U/W/O IRA LEE LINEBERRY

Thomas A. Allen
THOMAS A. ALLEN, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, J. Larry Mansell, III, of the State and County aforesaid, personally appeared THOMAS A. ALLEN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Vice President of AMSOUTH BANK, the within named bargainor, a corporation, and that he as such an officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him as Vice President.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of February, 2002.

Notary Public

My Commission Expires:

9/24/05