THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18852**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $126,000.00. Melanie S. Maitland Affiant Subscribed and sworn to before me, this 11th day of April, 2002. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: MELANIE S. MAITLAND 7053 Cotton Blossom Lane Nashville, Tennessee 37221	**Send Tax Bills To:** UNION PLANTERS BANK 2019 Richard Jones Rd., #300 Nashville, Tennessee 37215	**Tax Information:** MAP 141-15-A PAR 23.00CO FB 9D68463

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, JAMES M. MAITLAND, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MELANIE S. MAITLAND, UNMARRIED ("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 7053 Cotton Blossom Lane, 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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of April, 2002.

James M. Maitland
by: Gerald G. Patterson, Attorney-In-Fact

JAMES M. MAITLAND
BY GERALD G. PATTERSON, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY BEING RECORDED
SIMULTANEOUSLY HEREWITH, Instrument # 20020415-0046221

Davidson County DEEDWARR
Recvd: 04/15/02 11:07 2pgs
Fees:13.00 Taxes:466.20
20020415-0046222

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for the said James M. Maitland and is authorized by the said James M. Maitland to execute this instrument on his behalf.

Witness my hand, at office, this 11th day of April, 2002.

My Commission Expires: 10-26-05

Notary Public

MARY ESTELLE SHARPION NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Section I Rolling River Estates, as of record in Plat Book 4860, page 27, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James M. Maitland by deed from Steven K. Grossman and wife, Jill A. Grossman appearing as Instrument No. 20020205-0015567, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4892, page 689; (3) By-Laws of record in Book 4892, page 679; (4) Charter of record in Book 4892, page 671; and (5) All matters appearing on the Plan of record in Plat Book 4860, page 27, said Register's Office.