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. 18964**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $510,000.00. Affiant Subscribed and sworn to before me, this 15th day of MAY, 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:	**Send Tax Bills To:**	**Tax Information:**
Mr. Norman A. Scarborough 616 Hillwood Boulevard Nashville, TN 37205	Franklin American Mortgage Company 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	MAP 103-9 PAR 13 FB 08DA 60555

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, GEORGE L. MILLER, III AND RICK B. WEBB, BOTH UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to NORMAN A. SCARBOROUGH, 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 616 Hillwood Boulevard, Nashville, Tennessee 37205.

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 15th day of MAY, 2002.

George L. Miller III by Rick B. Webb attorney in fact

GEORGE L. MILLER, III, BY: RICK B. WEBB, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO, as Instrument # 20020516 0060038

Rick B. Webb

RICK B. WEBB

Davidson County DEEDWARR
Recvd: 05/16/02 09:11 3pgs
Fees:18.00 Taxes:1887.00

20020516-0060039

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RICK B. WEBB, 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.

Witness my hand, at office, this 15th day of MAY, 2002.

My Commission Expires: _____ Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICK B. WEBB with whom I am personally acquainted, 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 said GEORGE L. MILLER, III and is authorized by the said GEORGE L. MILLER, III to execute this instrument on HIS behalf.

Witness my hand, at Office, this 15th day of MAY, 2002.

My commission expires:

_____

Notary Public

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 288 on the Plan of Hillwood Estates Section 16, as of record in Plat Book 3300, page 89, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to George L. Miller, III and Rick B. Webb, both unmarried, Joint Tenants With Right of Survivorship by deed from William J. Tichi and wife, Cecelia Tichi appearing as Instrument No. 200001110003646, re-recorded in Instrument No. 200001180005797, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Agreements of record in Book 4136, page 522; (3) Easements of record in Book 5738, page 826; and (4) All matters appearing on the Plan of record in Plat Book 3300, page 89, said Register's Office.