WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

X Matthew B Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: 9/25/2004
(AFFIX SEAL)

DAVIDSON COUNTY
My Commission Expires September 25, 2004

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew B. Miller (NAME)	Bank of America, N.A. (NAME)	146-8 124
418 Fieldcrest Drive (ADDRESS)	2059 Northlake Parkway (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Barbara Lynn Smith and husband, Gerald W. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew B. Miller and Lee Ann Miller, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, BEING Lot No. 317 on the Plan of Crieve Hall Estates, Section Five, of record in Plat Book 2133, page 91, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to R. Douglas Minton, Jr. and wife, Barbara L. Minton, by deed from Rebecca I. Hames, unmarried, of record in Book 4902, page 647, and further conveyed to Barbara L. Minton by Quitclaim Deed from R. Douglas Minton, Jr. of record in Instrument No. 200001180005434, Register's Office for Davidson County, TN.

The said Barbara L. Minton is one and the same person as Barbara Lynn Smith.

Gerald W. Smith joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Barbara Lynn Smith.

Davidson County DEEDWARR
Recvd: 05/28/02 10:10 2pgs
Fees:13.00 Taxes:518.00
20020528-0064097

unimproved ( )
This is improved (X) property, known as 418 Fieldcrest Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of May 2002

Barbara Lynn Smith

Barbara Lynn Smith

Gerald W. Smith

Gerald W. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Lynn Smith and Gerald W. Smith

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 24th day of May, 2002.

Commission expires 9/25/2004

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

My Commission Expires
September 25, 2004