THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

After Recording RETURN TO:
Closing & Title Services, Inc.
405 Two Mile Pike, Suite C
Goodlettsville, TN 37072-1859

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***220,000.00.

Affiant

Subscribed and sworn to before me this 29th day of May, 2002.

Notary Public

My Commission Expires: 10.17.05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
BENJAMIN ROSS SCOTT 4024 Murphy Road Nashville, Tennessee 37209	CTX MORTGAGE COMPANY P.O. Box 19000 Dallas, Texas 75219	MAP 103-8 PARCEL 24

Davidson County DEEDWARR
Recvd: 06/03/02 09:16 2pgs
Fees:13.00 Taxes:814.00
20020603-0066465

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS ($***220,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, ROBERT J. MITCHELL and wife, JANET M. MITCHELL (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto BENJAMIN ROSS SCOTT, unmarried, and JAMES MICHAEL GILMORE, unmarried, as Joint Tenants with Right of Survivorship, (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:

BEING Lot No. 11 on the map of a Resubdivision of Lots Nos. 9 to 14, inclusive, of West End Annex, of record in Book 547, page 89, Register's Office for Davidson County, Tennessee.

SAID Lot No. 11 fronts 50.0 feet on the northerly side of Murphy Road, formerly Minnesota Avenue, and runs back between lines, 169.4 feet on the easterly line and 171.9 feet on the west line to an alley on which it measures 50.0 feet.

BEING the same property conveyed to Robert J. Mitchell and wife, Janet M. Mitchell, by deed from David Reeder, a married person, and Johnny Richardson, an unmarried person, of record as Instrument No. 200002150015203 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4024 Murphy Road, Nashville, Tennessee 37209.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of Resubdivision of Lots Nos. 9 to 14, inclusive, of West End Annex of record in Book 547, page 89, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 29th day of May, 2002.

ROBERT J. MITCHELL

JANET M. MITCHELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT J. MITCHELL and JANET M. MITCHELL, the bargainors, 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 this 29th day of May, 2002.

Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee