THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 18945**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $189,900.00. Jennifer McDowell Affiant Subscribed and sworn to before me, this 14th day of JUNE, 2002. Sally C. Taylor Notary Public My Commission Expires: _____

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

WARRANTY DEED

Address New Owner: Mr. and Mrs. Matthew S. Miller 5620 Kendall Drive Nashville, TN 37209	**Send Tax Bills To:** SunTrust Bank 201 4th Avenue North Nashville, TN 37219	**Tax Information:** MAP 103-6 PAR 14 FB 08DA 56620

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, SCOTT B. BURNS AND WIFE, HOLLAND S. BURNS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MATTHEW S. MILLER AND WIFE, E. KATHRYN MILLER ("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 5620 Kendall Drive, Nashville, Tennessee 37209.

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 14th day of JUNE, 2002.

SCOTT B. BURNS

Holland S. Burns
HOLLAND S. BURNS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, SCOTT B. BURNS AND WIFE, HOLLAND S. BURNS, 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, at office, this 14th day of JUNE, 2002.

My Commission Expires: _____

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

My Commission Expires NOV. 29, 2003

Notary Public

Davidson County DEEDWARR
Recvd: 06/17/02 15:26 2pgs
Fees:13.00 Taxes:702.63

20020617-0073295

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Brookside Courts Addition No. 2, as of record in Plat Book 1835, page 47, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Scott B. Burns and wife, Holland S. Burns by deed from Charles F. Lano, Jr. and wife, Kathleen M. Lano of record in Book 11528, page 586, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 5282, page 831; and (3) All matters appearing on the Plan of record in Plat Book 1835, page 47, said Register's Office.