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. 19095

Davidson County DEEDWARR
Recvd: 06/27/02 14:19 3pgs
Fees:18.00 Taxes:677.10

20020627-0077788

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $183,000.00.

Kevin Graham
Affiant

Subscribed and sworn to before me, this 24th day of JUNE, 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. Kevin Graham 115 Keyway Drive Nashville, TN 37205	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	MAP 129-4 PAR 73 FB 08DZ 75210

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, STEVEN B. SMITH, UNMARRIED AND MARSHALL H. SMITH, SR., MARRIED. ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KEVIN GRAHAM ("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 115 Keyway Drive, Nashville, Tennessee 37205.

Subject property has never been the marital residence of the Grantor, MARSHALL H. SMITH, SR.

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 24th day of JUNE, 2002.

Steven B. Smith
STEVEN B. SMITH

Marshall H. Smith, Sr. by: Steven B. Smith, attorney in fact.
MARSHALL H. SMITH, SR., BY: STEVEN B. SMITH, ATTORNEY-IN-FACT, PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, STEVEN B. SMITH, 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 24th day of JUNE, 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. 72 on the Plan of West Meade Farms Section 3, as of record in Plat Book 1835, page 4, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Steven B. Smith and Marshall H. Smith, Sr., as joint tenants with rights of survivorship, by deed from Brendt D. Coker, married, appearing as Instrument No. 200003160026880, 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 2137, page 342; and (3) All matters appearing on the Plan of record in Plat Book 1835, page 4, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

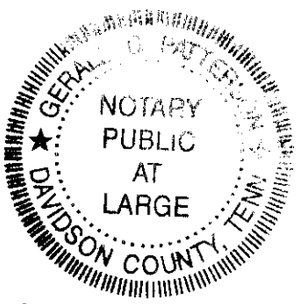
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN B. SMITH, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for said MARSHALL H. SMITH, SR. and is authorized by the said MARSHALL H. SMITH, SR. to execute this instrument on HIS behalf.

Witness my hand, at Office, this 24thday of JUNE, 2002.

My commission expires:

_____

Notary Public



My Commission Expires
NOV. 29, 2003