WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 2002

Notary Public

MY COMMISSION EXPIRES: 11-26-05
(AFFIX SEAL)

KATHERINE W. BUFORD NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

Davidson County DEEDWARR
Recvd: 07/29/02 12:00 4pgs
Fees:23.00 Taxes:462.50
20020729-0090498

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. Knight (NAME)	First Horizon Home Loan Corporation (NAME)	MAP 92-13
3716 Park Avenue (ADDRESS)	10741 King William (ADDRESS)	PARCEL 48.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Dallas, TX 75220 (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, Laurie M. Phillips, unmarried, and the Heirs of David N. Miles, herein named to be Sarah Miles Hughes, David Neale Miles, Jr. and Jesse Creech Miles HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew B. Knight, unmarried

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. 8 of Block 8 on the Map of Plummer Place and part of Blocks 3, 8, 13, 18, and 23 in Charlotte Park 2nd Addition to Nashville, of record in Book 161, page 39, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Said Lot No. 8 fronts 50 feet on the northerly margin of Park Avenue and runs back between parallel lines measuring 150 feet to an alley.

Being the same property conveyed to Laurie M. Phillips and David N. Miles, by deed from Timothy K. Caste, of record in Instrument No. 200003030021579, Register's Office for Davidson County, TN. The said David N. Miles, having since died and leaving as his sole heirs his children, namely, Laurie M. Phillips, Sarah Miles Hughes, David Neale Miles, Jr. and Jesse Creech Miles. ***
This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; Subject to any and all restrictions and easements of record; Plan of record in Book 161, page 39; all in the Register's Office for Davidson County, TN.

***The Affidavit of Heirship attached as Exhibit A to this warranty deed is hereby incorporated herein by reference.
David Neale Miles, Jr and Jesse Creech Miles are also known as David N. Miles, Jr. and Jesse C. Miles

This instrument is executed on behalf of Sarah Miles Hughes, David Neale Miles, Jr. and Jesse Creech Miles by Laurie M. Phillips as Attorney in Fact pursuant to a Power of Attorney(s) being recorded concurrently herewith.

unimproved ( )
This is improved (X) property, known as 3716 Park Avenue, Nashville, TN 37209
(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 16th day of July 2002

Laurie M. Phillips

Laurie M. Phillips

David Neale Miles, Jr by Laurie M. Phillips, attorney in fact

Sarah Miles Hughes by Laurie M. Phillips attorney in fact

Sarah Miles Hughes

Jesse Creech Miles by Laurie M. Phillips by attorney in fact

Jesse Creech Miles

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 Laurie M. Phillips

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 16th day of July, 2002.

Commission expires 9/25/2004

Notary Public

JUDY S WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN My Commission Expires September 25 2004

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 _____ 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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Laurie M. Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for David Neale Miles, Jr., Sarah Miles Hughes, and Jesse Creech Miles, the within named bargainor, and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name David Neale Miles, Jr., Sarah Miles Hughes and Jesse Creech Miles, the bargainor, by the said Laurie M. Phillips, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 16th day of July, 2002.

Notary Public

My Commission Expires: 9/25/2004

JUDY S WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN My Commission Expires September 25 2004

EXHIBIT A

THIS INSTRUMENT PREPARED BY:

JUDY S. WELLS, ATTORNEY
7101 EXECUTIVE CENTER DRIVE, SUITE 151
SYNERGY BUSINESS PARK, GATLINBURG BUILDING
BRENTWOOD, TN 37027

AFFIDAVIT OF HEIRSHIP

Diane Christian, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant resides at the following address:

2. That Affiant personally knew David Neale Miles, Sr., deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the follows: friend & business relationship.
(e.g., kinship, neighbor, business relationship, etc.);

3. That Affiant ~~Affiant~~ Diane Christian (knew/is advised) that at date of death, said Decedent David Neal Miles, Sr. (owned/held an interest in) the following described real estate in Davidson County, Tennessee: 3716 Park Avenue, Nashville, TN 37209.

4. That Decedent died on April 5, 2002, and was at the time a resident of Davidson County, Tennessee;

5. That Decedent died testate (testate/intestate);

6. That not applicable (name/not applicable) was the surviving spouse of Decedent;

7. That said surviving spouse N/A (is/is not) presently living;

8. That the following ~~personal~~ persons are ALL of the children born to or adopted by Decedent during his (his/her) lifetime (List all children, living or deceased):
Sarah Miles Hughes — Laurie M Phillips
David Neale Miles Jr.
Jesse Creech Miles

9. That the following are all the brothers and sisters of the Decedent, both living and deceased (complete if Decedent is NOT survived by spouse, children or parent):
None

10. That the following persons constituted all of the heirs-at-law (and surviving spouse, if applicable) of Decedent at April 5, 2002 (his/her) date of death:
see list # 8

11. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law of Decedent (List name, age, relationship and present address):
Sarah Miles Hughes 55; daughter; 10895 Mariner Point, Union, KY 41091
David Neale Miles, Jr. 51; son 5408 Buffalo Pine N. Little Rock, AR 72116
Jesse Creech Miles 48; son 65 Woodcliff Ct. Newnan, GA 30265
Laurie M Phillips 45; daughter 9735 Coach Pass, Brentwood, TN 37027

(NOTE: In the event that the persons identified as heirs-at-law at the date of death of Decedent are not the same persons identified as heirs-at-law at the date of execution of this Affidavit, please provide such additional information, dates of death, relationship, etc., as necessary.)

12. Additional Information, if any, either known or understood to be true by the Affiant:

_____

_____

_____

_____

Date this 16th day of July, 2000.

Diane Christian
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant Diane Christian, with whom I am personally acquainted, who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal at Brentwood, Tennessee, this 16th day of July, 2002.

Notary Public

My Commission Expires: 9/25/2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN
My Commission Expires September 25 2004