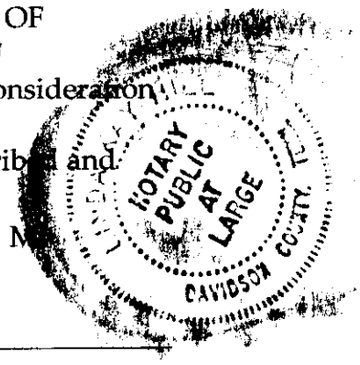
Return To:
First Title & Escrow
File Box 9B
#19147

THIS INSTRUMENT PREPARED BY: Marcy S. Hardee GULLETT, SANFORD, ROBINSON & MARTIN, PLLC 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $685,000.00

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

Notary Public

Commission Expires: 5-28-03



Address New Owner As Follows: Michael R. Mills and Amy L. Mills
3606 Hampton Avenue
Nashville, TN 37215

Send Tax Bills To: Same

Map-Parcel Number: 117-05-050

Davidson County DEEDWARR
Recvd: 07/31/02 14:26 3pgs
Fees:18.00 Taxes:2534.50
20020731-0091962

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY D. GAW, AND WIFE, JULIA A. GAW**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MICHAEL R. MILLS AND WIFE, AMY L. MILLS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the plan of Henry Sperry Subdivision, of record in Book 974, page 21, said Register's Office.

Said Lot No. 30 fronts 100 feet on the northerly margin of Hampton Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Jeffrey D. Gaw and spouse, Julia A. Gaw, by deed from Francis E. Carter, III, a single person, of record in Book 9585, page 245, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 974, page 21, Register's Office for said County.

This is improved property known as 3606 Hampton Avenue, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 26 day of July, 2002.

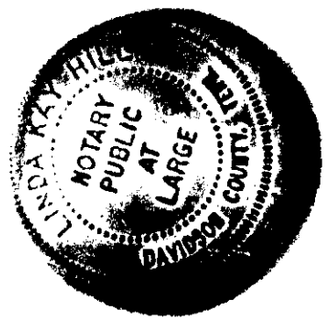
Jeffrey D. Gaw

Julia A. Gaw

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY D. GAW**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of July, 2002.



_____
Notary Public

My Commission Expires: 5-23-03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JULIA A. GAW**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of July, 2002.

_____
Notary Public

My Commission Expires: 3-28-03

