STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,800.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of July, 2002.

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My Commission Expires: 9/28

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/02 12:32 2pgs
Fees:13.00 Taxes:979.76
20020802-0092864

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
John P. Miller, Jr.
4921 Trace Way Drive
Nashville, TN 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel: 155-160-A-181.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mike P. Nicholl and Lise E. Deschenes, husband and wife**, hereinafter referred to as Grantors, hereby transfers and conveys to **John P. Miller, Jr., unmarried,** hereinafter referred to as Grantee, his 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, Tennessee, being Lot No. 196 of Traceside, Section Seven, according to the plan of record in Book 9700, page 423, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

Being the same property conveyed to Mike P. Nicholl and wife, Lise E. Deschenes, by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Book 10919, Page 835, dated April 30, 1998, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 423, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9236, Page 504, Book 9435, Page 493, Book 9677, Page 675, Instrument #2002 011100 04996, and Instrument #2002, 011600 06610, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Plat Book 9668, Page 894, Register's Office for Davidson County, Tennessee.

Landscape Agreement of record in Plat Book 10355, Page 859, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record at Instrument #2000 032900 31451, Register's Office for Davidson County, Tennessee.

By-Laws of record in Plat Book 9668, Page 899, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 4921 Trace Way Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 31st day of July, 2002.

Mike P. Nicholl

Mike P. Nicholl

Lise E. Deschenes

Lise E. Deschenes

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 Mike P. Nicholl and Lise E. Deschenes, husband and wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2002.

Notary Public

My Commission Expires: 1-22-05

NOTARY PUBLIC AT LARGE

05792-BW