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. 19305**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Affiant Subscribed and sworn to before me, this 21st day of AUGUST, 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: Mr. and Mrs. Todd A. Bragg 940 Davidson Drive Nashville, TN 37205	**Send Tax Bills To:** SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	**Tax Information:** MAP 115-2 PAR 60 FB 08DZ 68580

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, HOLMAN CANNON MILHOUS, III, CYNTHIA JEAN MILHOUS, MARGARET SUSAN MILHOUS AND MARY MILHOUS HALE, CO-TRUSTEES UNDER THE HOLMAN CANNON MILHOUS, II LIVING TRUST U/A/D JANUATY 3, 2000 AND HOLMAN CANNON MILHOUS, III, CYNTHIA JEAN MILHOUS, MARGARET SUSAN MILHOUS AND MARY MILHOUS HALE, CO-TRUSTEES OF THE RUBY BEAVER MILHOUS LIVING TRUST U/A/D JANUARY 3, 2000 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TODD A. BRAGG AND WIFE, CHRISTINA L. BRAGG ("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 940 Davidson Drive, Nashville, Tennessee 37205.

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 21st day of AUGUST, 2002.

Holman Cannon Milhous III, co-trustee
HOLMAN CANNON MILHOUS, III, CO-TRUSTEE

Davidson County DEEDWARR
Recvd: 08/26/02 11:58 2pgs
Fees:13.00 Taxes:684.50
20020826-0102839

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, HOLMAN CANNON MILHOUS, III, CO-TRUSTEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office this 21st day of AUGUST, 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. 1 on the Plan of Resubdivision of Reserved Tract B Crest Meade-Section III, as of record in Instrument No. 20011206-0134222, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Holman C. Milhous and wife, Ruby B. Milhous by deed from Hampton Burkhalter and wife, Frances A. Burkhalter of record in Book 2200, Page 358 and by deed from Eugene Pargh and wife, Madeline Margh of record in Book 3398, page 297, Register's Office for Davidson County, Tennessee. Holman C. Milhous and wife, Ruby B. Milhous have conveyed a 1/2 interest in said property as tenant in common to Holman C. Milhous and a 1/2 interest as tenant in common to Ruby B. Milhous by quitclaim deed of record in Instrument No. 200001200007047, said Register's Office. Ruby B. Milhous has since died and devised her 1/2 interest in said property to Holman Cannon Milhous, III, Cynthia Jean Milhous, Margaret Susan Milhous and Mary Milhous Hale, Co-Trustees under the Ruby Beaver Milhous Living Trust for Holman Cannon Milhous, II and Holman Cannon Milhous, III, Cynthia Jean Milhous, Margaret Susan Milhous and Mary Milhous Hale and their appointees or issue by will of record in Will Book 235, page 820, Probate Court for Davidson County, Tennessee. Holman C. Milhous has subsequently died and devised his 1/2 interest in said property to Holman Cannon Milhous, III, Cynthia Jean Milhous, Margaret Susan Milhous and Mary Milhous Hale, Co-Trusteees of the Holman Cannon Milhous, II Living Trust for Ruby Beaver Milhous, Holman Cannon Milhouse, III, Cynthia Jean Milhous, Margaret Susan Milhous and Mary Milhous Hale and their appointeees or issue by will of record in Will Book 238, page 269, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Instrument No. 20011206-0134222, said Register's Office.