PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

W & I Ref:(ST) Title No: 43675
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/11/02 09:42 2pgs
Fees:13.00 Taxes:573.50
20020911-0110464

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
R. Scott Davis 1709 Sweetbriar Avenue Nashville, Tennessee 37212	Bankers Mortgage Company 5200 Maryland Way Suite 310 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 117-04-075

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$155,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael B. Mellett, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **R. Scott Davis** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the west one-half of Lot No. 262 on the Plan of Belmont Land Company called "Belmont Heights" of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said part of lot fronts 50 feet on the south side of Sweetbrier Avenue and extends back between parallel lines 175 feet to an alley.

Being the same property conveyed to Michael B. Mellett by deed from Mark S. Miller and wife, Laura L. Miller of record in Book 11126, Page 708, Register's Office for Davidson County, Tennessee.

Fiona Maureen Mellett, spouse of Michael B. Mellett joins in conveying any interest she might have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Plat Book 421 Page 34, said Register's Office.

This is improved property, known as: 1709 Sweetbriar Avenue, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of August, 2002.

Michael B. Mellett

Fiona Maureen Mellett

State of Tennessee

County of Davidson

On this 29th Aug., 2002, before me the undersigned authority, personally appeared Michael B. Mellett and Fiona Maureen Mellett., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

Notary

State of

County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Sworn and subscribed before me this the 29th day of August, 2002

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 11/2/05