THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***35,651.00.

Affiant

Subscribed and sworn to before me this 27th day of February, 2003.

Notary Public

My Commission Expires: 10/17/05

Davidson County DEEDWARR
Recvd: 03/04/03 13:44 2pgs
Fees:13.00 Taxes:131.91
20030304-0028392

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
DALE MILLER 127 Creighton Avenue Nashville, Tennessee 37206	Dale Miller 8484 Cub Creek Road Nashville, Tennessee 37209	MAP 83-3 PARCEL 6

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY FIVE THOUSAND SIX HUNDRED FIFTY ONE AND 00/100 DOLLARS ($***35,651.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, UNION PLANTERS BANK, N. A., (hereinafter called the "GRANTOR"), has this day bargained and sold, transferred and conveyed unto DALE MILLER and wife, GLORIA MILLER, (hereinafter called the "GRANTEES"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 11 on the Plan of C.H. Waller's Subdivision of record in Plat Book 547, page 162, and also being known as Lot 11 and the south part of Lot 12 on the unrecorded Plan of Myrtle Kirkpatrick's Re-subdivision of Lot Numbers 7 to 11, inclusive, on said Waller's Subdivision, together with the east part of Bradford Avenue closed by Instrument of record in Book 2443, page 571, Register's Office for Davidson County, Tennessee.

SAID property fronts 55.0 feet on the northerly side of Creighton Street and extends back between lines 188.7 feet on the westerly line and 187.25 feet on the easterly line to a dead line in the rear and measures 55.0 feet.

BEING the same property conveyed to Union Planters Bank, N.A., by deed from Joe M. Kirsch, as Substitute Trustee, of record as Instrument No. 20020612-0071503 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 127 Creighton Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto GRANTEES, their heirs and assigns in fee simple forever.

GRANTOR COVENANTS with the GRANTEES, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representations or warranties express or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of February, 2003, by its duly authorized officer.

UNION PLANTERS BANK, N.A.

By: _____

Title: Executive Vice President

UNION PLANTERS BANK, NATIONAL ASSOCIATION CORPORATE SEAL 1869

STATE OF MISSISSIPPI)
COUNTY OF FORREST)

Personally appeared before me, the undersigned authority in and for the said County and State, on this 26th day of February, 2003, within my jurisdiction, the within named Morgan McCarty who acknowledges that he is Executive Vice President of Union Planters Bank, N.A., and that for and on behalf of Union Planters Bank, N.A., and as its act and deed its said representative capacity he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do

WITNESS my hand and official seal this 26th day of February, 2003.

_____
Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPT 18 2005

LARRY W. ROYALS, FORREST COUNTY, MS NOTARY PUBLIC