THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Return to: **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19974**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $850,000.00 Affiant Subscribed and sworn to before me, this 25th day of FEBRUARY, 2003. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Mr. H. Naill Falls, Jr. 1143 Sewanee Road Nashville, TN 37220	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 131-16 PAR 14 FB OH 10964

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, PETER J.A. COLLINS AND WIFE, DEBORAH F. COLLINS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to H. NAILL FALLS, JR., MARRIED ("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 1143 Sewanee Road, Nashville, Tennessee 37220.

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 25th day of FEBRUARY, 2003.

PETER J.A. COLLINS

Deborah F. Collins by: Peter J.A. Collins

DEBORAH F. COLLINS, BY: PETER J.A. COLLINS, ATTORNEY-IN-FACT

Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, PETER J.A. COLLINS, 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 25th day of FEBRUARY, 2003.

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

Davidson County DEEDWARR
Recvd: 03/04/03 14:46 3pgs
Fees:18.00 Taxes:3145.00

20030304-0028491

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETER J.A. COLLINS, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said DEBORAH F. COLLINS and is authorized by the said DEBORAH F. COLLINS to execute this instrument on HER behalf.

Witness my hand, at Office, this 25th day of FEBRUARY, 2003.

My commission expires:

_____

Notary Public

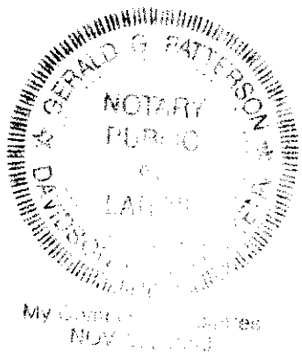


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15 Block "A" on the Plan of Gateway Acres, a part of the Overton Lea Estate, as of record in Plat Book 974, page 73, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Peter J. A. Collins and spouse, Deborah F. Collins by deed from Ronald H. Jenks and spouse, Cheryl Jenks of record in Book 9357, page 452, re-recorded in Book 10865, page 93, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) All matters appearing on the Plan of record in Plat Book 974, page 73, said Register's Office.