THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2003

Notary Public

MY COMMISSION EXPIRES: 12/4/05 11/2/05
(AFFIX SEAL)

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert L. Miller (NAME) | Owner (NAME) | MAP 43-16 |
| 1040 Mallow Drive (ADDRESS) | (ADDRESS) | PARCEL 161 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bank of New York, as Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Miller

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Number 38 on the plan of Arrowhead Estates, section 1 Revised, as of record in Book 4955, page 27, Register's Office for Davidson County, Tennessee, to which plan erference is hereby made.

Being the same property conveyed to Bank of New York, as Trustee by deed of record as instrument number 20021022-0129377, said Register's Office.

This conveyance is made of, by and through the Grantor from and after the time Grantor took title. No warranties are expressly made and no warranties are to be implied. If any warranties are made, they run from and after the time Grantor took title and not further or otherwise.

Davidson County DEEDWARR
Recvd: 04/15/03 13:59 2pgs
Fees:13.00 Taxes:229.40
20030415-0050143

unimproved ( )
This is improved ( X ) property, known as 1040 Mallow Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever;

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 27 day of February, 2003

Bank of New York, as Trustee
By:
Susan K. Graham, Vice President

BANKERS TITLE & ESCROW Fax:615-297-2260 Feb 24 2003 11:34 P.06

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Stuart E. Graham and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the its: Vice President and _____ respectively of the Bank of New York, As Trustee the within named bargainor, and corporation, and that he as such its: Vice President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Stuart E. Graham as such its: Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at PLANO, TEXAS on this the 24th day of February, 2003.

My commission expires 01/22/07

Notary Public

DELINA M MWAKURIGA
Notary Public
State of Texas
My Commission Expires
January 22, 2007



BANKERS TITLE & ESCROW Fax:615-297-2260 Feb 24 2003 11:35 P.07