THIS INSTRUMENT PREPARED BY:

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

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***151,200.00.

Affiant

Subscribed and sworn to before me this 16 day of September, 2003

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7-07

ADDRESS OF NEW OWNER

A. Miller Magness
6849 River Ridge Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO

OWNER

MAP & PARCEL NOS.

MAP 141-15-C
PARCEL 60 CO

Davidson County DEEDWARR
Recvd: 09/24/03 12:24 2pgs
Fees:13.00 Taxes:559.44
20030924-0141464

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY ONE THOUSAND TWO HUNDRED AND 00/100 DOLLARS ($***151,200.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, BETH GILLIAM and husband, KEITH W. GILLIAM, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto A. MILLER MAGNESS, UNMARRIED, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 235 on the Plan of Phase "10" Rolling River Estates of record in Book 6200, page 53, Register's Office for Davidson County, Tennessee.

SAID Lot No. 235 fronts 121.13 feet on the northerly margin of River Ridge Drive and extends back 189.89 feet on the easterly line and 199.67 feet on the westerly line to a dead line in the rear, measuring 29.88 feet thereon.

BEING the same property conveyed to Beth Gilliam and spouse, Keith W. Gilliam, by deed from Douglas C. Stewart and spouse, Sharon H. Stewart, of record in Book 10116, page 369, Register's Office for Davidson County, Tennessee.

This is improved property known as 6849 River Ridge Drive, Nashville, Tennessee 37221.

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, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Rolling River Estates, Phase "10" of record in Book 6200, page 53, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 16th day of September, 2003.

Beth Gilliam
BETH GILLIAM

BY: Mitchell A. Watts
Mitchell A. Watts
Attorney in Fact

Keith W. Gilliam
KEITH W. GILLIAM

BY: Mitchell A. Watts
Mitchell A. Watts
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, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Beth Gilliam and Keith W. Gilliam, and acknowledged that he executed the same as the free act and deed of the said Beth Gilliam and Keith W. Gilliam.

WITNESS my hand and seal this 16 day of September, 2003.

Notary Public

My Commission Expires: 5-7-07

JAMES A. VIAECHTER
DAVIDSON COUNTY, TENN.