WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,400.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF December, 2004.

Notary Public

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES JAN 27, 2007

MY COMMISSION EXPIRES:

(AFFIX SEAL)

G-FAM-04-0925

Davidson County DEEDWARR
Recvd: 12/22/04 14:38 2pgs
Fees:13.00 Taxes:427.19

20041222-0152434

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Miles	Franklin American Mortgage	
925 Silverdene Place (ADDRESS)	501 Corporate Centre Drive, Suite 400 (ADDRESS)	82-12-242.00
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUCCESSFUL SURVIVORS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN L. MILES, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 29, D.D. PHILIPS SILVERDENE PARK SUBDIVISION, as shown on plat of record in Plat Book 421, Page 31, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Successful Survivors by Deed dated October 14, 2002 in Instrument number 20021205-0150224, Register's Office for Davidson County, TN. This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 925 Silverdene Place, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this 15th day of December, 2004.

Successful Survivors

BY: _____

N. Curtis Bryant, Director

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, N. Curtis Bryant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the Director of Successful Survivors, the within named bargainor, a corporation, and that he as such Director being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by him self as Director.

Witness my hand and official seal at Davidson County on this 15th day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 1/27/07

SPENCER R. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903