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 $***242,500.00.

Russell Miller
Affiant

Subscribed and sworn to before me this 25th day of July, 2007.

Notary Public

My Commission Expires: 9/30/09

Davidson County DEEDWARR
Recvd: 07/26/07 12:19 2 pgs
Fees:13.00 Taxes:897.25
20070726-0088836

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Courtney P. Dickson 4002 Colorado Avenue Nashville, Tennessee 37209	Franklin American Mortgage 501 Corporate Centre Dr Ste 400 Franklin, TN 37067	MAP 103-04-0 PARCEL 411.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Two Thousand Five Hundred and 00/100 Dollars ($***242,500.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Russell Miller and wife, Colleen N. Miller (fka Colleen Nichols), (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Courtney P. Dickson, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 50.0 feet of Lot No. 44 and the westerly 10.0 feet of Lot No. 45 on the Plan of West End Annex of record in Book 332, page 61, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of Lot No. 44 and part of Lot No. 45 front together 60.0 feet on the northerly side of Colorado Avenue and run back between parallel lines 162.9 feet to an alley.

BEING the same property conveyed to Russell Miller and Colleen Nichols, both single persons, by deed dated November 16, 1998, from Evelyn H. Tate, unmarried, of record in Book 11238, page 212, re-recorded in Book 11477, page 865, Register's Office for Davidson County, Tennessee; the said Russell Miller and Colleen Nichols having since married and the said Colleen Nichols is now known as Colleen N. Miller.

This is improved property known as 4002 Colorado Avenue, Nashville, Tennessee 37209

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, her heirs and assigns, forever.

FILE BOX 45

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 between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the plan of West End Annex of record in Book 332, page 61, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

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, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 25th day of July, 2007.

Russell Miller

Colleen N. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell Miller and Colleen N. Miller, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2007.

Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY