THIS INSTRUMENT PREPARED BY:

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

Davidson County DEEDWARR
Recvd: 01/04/01 14:12 2pgs
Fees:11.00 Taxes:366.19

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MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***98,969.00.

Anne Marie Hitchcock Graham
Affiant by Secin Trust of Attorney-in-fact

Subscribed and sworn to before me this 29th day of December, 2000.

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-01

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
JAMES M. BRAKEBILL 342 Valeria Street Nashville, Tennessee 37211	IMPAC FUNDING CORPORATION 1401 Dove Street #100 Newport Beach, CA 92660	MAP 119-1 PARCEL 362

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY EIGHT THOUSAND NINE HUNDRED SIXTY NINE AND 00/100 ($***98,969.00) DOLLARS, cash in hand paid by the hereinafter named Grantee the receipt of which is hereby acknowledged, I, ANNE MARIE HITCHCOCK GRAHAM, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JAMES M. BRAKEBILL, 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. 28 in W. G. Thuss Addition to Nolensville Pike as recorded in Book 332, page 149, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Anne Marie Hitchcock Graham by deed from John T. Baugh, Jr., Trustee, of record in Book 10461, page 362, Register's Office for Davidson County, Tennessee.

This is improved property known as 342 Valeria Street, Nashville, Tennessee 37211

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.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has 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 W.G. Thuss Addition to Nolensville Pike of record in Book 332, page 149, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her 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 I have hereunto set my hand on this the 29th day of December, 2000.

Anne Marie Hitchcock Graham

ANNE MARIE HITCHCOCK GRAHAM
By her Attorney in Fact,
Scott Troxel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT TROXEL, 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 ANNE MARIE HITCHCOCK GRAHAM, and acknowledged that he executed the same as the free act and deed of the said ANNE MARIE HITCHCOCK GRAHAM.

WITNESS my hand and seal this 29th day of December, 2000.

Mitchell A. Watts

Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN