SPECIAL WARRANTY DEED

Address New Owner:
Frederick G. Warner, III
1536 Bell Trace Drive
Antioch, TN 37013

Send Tax Bills to:
Same as New Owner

Davidson County DEEDWARR
Recvd: 02/16/01 14:40 3pgs
Fees:15.00 Taxes:357.05
20010216-0015194

TAX MAP AND PARCEL NOS.
Map 162-16E-2

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **PMI MORTGAGE INSURANCE CO., AN ARIZONA CORPORATION** ("Grantor"), has bargained and sold, and hereby transfers and conveys to **FREDERICK G. WARNER, III** ("Grantee"), his successors, heirs and assigns, certain land in **DAVIDSON** County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the said property with all appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Property taxes for the year 2001 which are a lien, but not yet due and payable; subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Bell Crest, Section One, a Planned Unit Development, of record in Plat Book 7900, Page 753, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantee, his successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise.

Executed this the 13th day of February, 2001.

PMI MORTGAGE INSURANCE CO.,
AN ARIZONA CORPORATION
By: William R. Duquette
TITLE: William R. Duquette, AVP

ATTEST: By: Michael Hurley
TITLE Michael Hurley, Signatory

(see next page for notary acknowledgement)

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared WILLIAM R. DUQUETTE and MICHAEL HURLEY with whom I am personally acquainted and who upon their (his, hers, their) oath(s) acknowledged themselves (himself, herself, themselves) to be the Asst. V.P. and Signatory respectively of **PMI MORTGAGE INSURANCE CO., AN ARIZONA CORPORATION,** the within named bargainor, a corporation, and that as such WILLIAM R. DUQUETTE and MICHAEL HURLEY as such THEY being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said WILLIAM R. DUQUETTE as such Asst VP, and attesting the same by the said MICHAEL HURLEY as such SIGNATORY.

Witness my hand and official seal at office at San Francisco, California, on this the 13th day of February, 2001.

Notary Public

My Commission Expires: 3/29/04

LOLITA A. ANDAYA
Commission # 1255735
Notary Public - California
San Francisco County
My Comm. Expires Mar 29, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $96500.00.

Affiant (Purchaser)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me this 13th day of FEBRUARY, 2001.

Notary Public

My Commission Expires: 3/23/2002

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
223 MADISON STREET, S. 103
MADISON, TN 37115

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 44 on the Plan of Bell Crest, Section One, a Planned Unit Development, as of record in Plat Book 7900, Page 753, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to PMI Mortgage Insurance Co. by Special Warranty Deed from Federal National Mortgage Association which deed is being recorded simultaneously herewith.

THIS IS IMPROVED PROPERTY AND COMMONLY KNOWN AS 1536 BELL TRACE, ANTIOCH, TN 37013