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 $ 153,000.00

Joy Pelton
Affiant

Subscribed and sworn to before me, this 3rd day of May, 2001

Mitchell A. Watts
Notary Public

My Commission Expires: 9-24-01

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

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JOY Y. PELTON 1302 Howard Avenue Nashville, Tennessee 37216	CENDANT MORTGAGE CORPORATION 3000 Leadenhall Road Mount Laurel, New Jersey 08054	MAP 72-3 PARCEL 227

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY THREE THOUSAND AND NO/100---------- ($ 153,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, JONATHAN W. MIRE AND WIFE, AVA C. MIRE AND PATRICIA A. RICHARDS, unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOY Y. PELTON AND HUSBAND, ETHAN A. PELTON hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 35.0 feet of Lot No. 149 and the westerly 35.0 feet of Lot No. 150 on the Map of Inglewood Place as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Jonathan W. Mire and wife, Ava C. Mire, as to a one-half (1/2) undivided interest, and to Patricia A. Richards, unmarried, as to a one-half (1/2) undivided interest, by deed from Barbara R. Smith, unmarried, of record as Instrument No. 20001002-0097106 in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/08/01 16:59 2pgs
Fees:11.00 Taxes:566.10
20010508-0047824

This is improved property known as 1302 Howard Avenue, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEEs, their heirs and assigns, forever.

GRANTORs COVENANT___ with the said GRANTEEs 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(s).

2. Matters shown on the Plan of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF we have hereunto set our hands on this the 3rd day of May, 2001.

JONATHAN W. MIRE

AVA C. MIRE

PATRICIA A. RICHARDS

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

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 JONATHAN W. MIRE AND WIFE, AVA C. MIRE AND PATRICIA A. RICHARDS, the bargainor s, 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 3rd day of May, 2001.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____.

My Commission Expires: _____

Notary Public