THIS INSTRUMENT PREPARED BY: MUDTER & PATTERSON ATTORNEYS-AT-LAW 2000 Richard Jones Rd.,Suite 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 18149	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $260,000.00 Amanda Jordan Affiant Subscribed and sworn to before me, this 19th of July, 2001. Dana Delworth Notary Public My Commission Expires: 11/27/04

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
RUSSELL R. JONES	Pacific Guarantee Mortgage	117-7
1909 Lombardy Avenue	5450 NW Central, Suite 210	41
Nashville, Tennessee 37212 CAS	Houston, TX 77092	16DA1390

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CONNIE A. SULLIVAN, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RUSSELL R. JONES, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1909 Lombardy Avenue, Nashville, Tennessee 37212. CAS

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of July, 2001.

Davidson County DEEDWARR
Recvd: 08/02/01 08:29 2pgs
Fees:13.00 Taxes:962.00

20010802-0081896

Connie A. Sullivan
CONNIE A. SULLIVAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CONNIE A. SULLIVAN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2001.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: [illegible]
NOV. 29, 2003

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 35 Block "A" on the Plan of Walter Stokes Homeplace, as of record in Plat Book 974, page 92, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Connie A. Sullivan, unmarried by deed from Charlotte Elizabeth Shelley, unmarried of record in Book 8993, page 893, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 974, page 92, said Register's Office.