THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $198,000.00.

Mandy Baird
Affiant

Subscribed and sworn to before me, this 29th day of MARCH, 2002.

Katherine W Buford
Notary Public
My Commission Expires: 11-26-05

KATHERINE W. BUFORD NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 18861

Davidson County DEEDWARR
Recvd: 04/02/02 13:59 3pgs
Fees:18.00 Taxes:732.60

20020402-0039937

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Elaine Pearson and Mr. Derek E. Pearson 1015 Villa Place Nashville, TN 37212	Legends Mortgage, Inc. 1143 Columbia Avenue, Suite C-11 Franklin, TN 37064	MAP 105-1 PAR 119 FB 10W 4775

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, JOHN RANDY MCKNIGHT, JIMMIE CRUTCHER, GRACE E. JONES MCCLINTON, GERALD L. JONES AND TERRY JONES, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF GRACE LEACH JONES ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ELAINE PEARSON, MARRIED AND DEREK E. PEARSON, 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 1015 Villa Place, Nashville, Tennessee 37212.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of MARCH, 2002.

Gerald L. Jones
GERALD L. JONES

John Randy Mcknight by Gerald L. Jones Attorney in fact
JOHN RANDY MCKNIGHT, BY: GERALD L. JONES, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

Jimmie Crutcher by Gerald L. Jones Attorney in fact
JIMMIE CRUTCHER, BY: GERALD L. JONES, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

Grace E. Jones McClinton by Gerald L. Jones Attorney in fact
GRACE E. JONES MCCLINTON, BY: GERALD L. JONES, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

Terry Jones by Gerald L. Jones Attorney in fact
TERRY JONES, BY: GERALD L. JONES, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD L.JONES with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for said JOHN RANDY MCKNIGHT and is authorized by the said JOHN RANDY MCKNIGHT to execute this instrument on HIS behalf.

Witness my hand, at Office, this 29th day of MARCH, 2002.

My commission expires:

_____

_____ Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD L.JONES with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for said JIMMIE CRUTCHER and is authorized by the said JOHN JIMMIE CRUTCHER to execute this instrument on HIS behalf.

Witness my hand, at Office, this 29th day of MARCH, 2002.

My commission expires:

_____

_____ Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD L.JONES with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for said GRACE E. JONES MCCLINTON and is authorized by the said GRACE E. JONES MCCLINTON to execute this instrument on HER behalf.

Witness my hand, at Office, this 29th day of MARCH, 2002.

My commission expires:

_____

_____ Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD L.JONES with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for said TERRY JONES and is authorized by the said JOHN TERRY JONES to execute this instrument on HIS behalf.

Witness my hand, at Office, this 29th day of MARCH, 2002.

My commission expires:

_____

_____ Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, GERALD L. JONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of MARCH, 2002.

My Commission Expires: _____ Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 14 on the Plan of B. F. Shields Heirs' Addition, as of record in Book 57, page 31, Register's Office for said County, Tennessee, as follows:

Said part of Lot No. 14 fronts 50 feet on the westerly side of Villa Place and runs back between parallel lines 150.8 feet, more or less, to an alley.

Being the same property conveyed to Foster Jones and wife, Grace Leach Jones, by deed from Arthur Melvyn Matlock and wife, Donald Marion Matlock of record in Book 3245, page 380, said Register's Office. Foster Jones has since died. Grace Leach Jones has subsequently died and devised said property to John Randy McKnight, Jimmie Crutcher, Grace E. Jones McClinton, Gerald L. Jones, and Terry Jones by will of record in Volume No. 330/613082, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 57, page 31, said Register's Office.