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 $***139,500.00

Kelley Dorsey
Affiant

THERESA D. DORSEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 9/17/2005

Subscribed and sworn to before me this 15th day of April, 2002.

Theresa D Dorsey
Notary Public

My Commission Expires: 9-17-05

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
MITCHELL G. CORNETT 520 S. 12th Street Nashville, Tennessee 37206	CTX Mortgage Company P.O. Box 199000 Dallas, TX 75219	MAP 94-1 PARCEL 18

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY NINE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($***139,500.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, CONSTANCE S. JAKUBCIN, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto MITCHELL G. CORNETT and DENISE A. MELIDIS (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 Lot No. 33 on the Plan of Payne, Blakemore and Cummings Addition to Nashville of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Constance S. Jakubcin by deed from Kelley Properties, LLC, of record as Instrument No. 20000829 0085164 in the Register's Office for Davidson County, Tennessee. 20000829 0085164

JOHN DANIEL MURPHY, spouse of Constance S. Jakubcin, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 520 S. 12th Street, Nashville, Tennessee 37206.

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.

Davidson County DEEDWARR
Recvd: 04/18/02 13:44 2pgs
Fees:13.00 Taxes:516.15
20020418-0048362

GRANTOR COVENANTS with the said GRANTEES 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 Grantees.

2. Matters, if any, shown on the plan of Payne, Blakemore and Cummings Addition to Nashville of record in Book 57, page 70, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of April, 2002.

Constance S. Jakubcin
CONSTANCE S. JAKUBCIN

John Daniel Murphy
JOHN DANIEL MURPHY

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 CONSTANCE S. JAKUBCIN and JOHN DANIEL MURPHY, the bargainors, 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 15th day of April, 2002.

Mitchell A. Watts
Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee