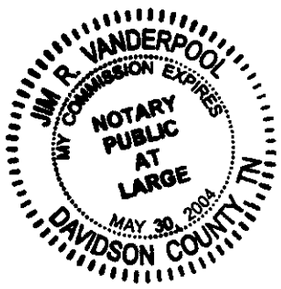
File Box 14A

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,300.00

Jose Maria ORTEZ
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSE MARIA ORTEZ	GMAC MORTGAGE CORPORATION	MAP 148-10-0
(NAME)	(NAME)	
3926 Keeley Drive	100 Witmer Road, P.O. Box 963	PARCEL 102.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Horsham, PA 19044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HAROLD D. FAGAN AND WIFE, LOLA L. FAGAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Maria Ortez, a married man and Oscar A. Ortez, unmarried

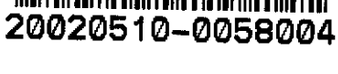
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 49 on the Plan of Blanchard Heights, of record in Plat Book 2663, pages 62 and 63, Register's Office for said County, to which plan reference is hereby made for a more comlete legal description.

BEING the same property conveyed to Harold D. Fagan and wife, Sue A. Fagan by Deed from Clyde L. Durden and wife, Ruth Edna Durden, of record in Book 4120, Page 622, Register's Office for Davidson County, Tennessee. Said property being further conveyed from Harold D. Fagan and wife, Sue A. Fagan to Harold D. Fagan by Quitclaim Deed of record in Book 5809, Page 568, said Register's Office.

THIS conveyance is subject to restrictive covenants of record in Book 2795, Page 99, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 05/10/02 13:59 2pgs
Fees:13.00 Taxes:382.21



20020510-0058004

unimproved ( )
This is improved (X) property, known as 3926 Kelley Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 8th day of May, 2002

Harold D Fagan
HAROLD D. FAGAN

Lola L. Fagan
LOLA L. FAGAN

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 HAROLD D. FAGAN AND WIFE, LOLA L. FAGAN

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 at NASHVILLE, Tennessee, this 8th day of May, 2002.

Commission expires 12-12-04

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, 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 _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public