RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41045

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Trudy Stafford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2002.

Janet S. Davis
Notary Public

MY COMMISSION EXPIRES: 7-24-2004

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Rawls	First Guaranty Mortgage Corporation	53-12-43
159 Park Circle	1300 Highway 95, Plaza II, #204	
Old Hickory, TN, 37138	Ocean, NJ 07712	

FOR AND IN 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, I/WE,

David W. Wilkinson and wife, Joy B. Wilkinson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James R. Rawls and Kay R. Rawls, husband and wife

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 the southerly or southeasterly part of Lot No. 19 of Block "B" on the Map of Subdivision No. 3 of Life and Casualty Insurance Company Property at Old Hickory, Tennessee, as of record in Book 974, Page 11, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 59.6 feet on the northwesterly side of Park Circle and runs back between lines 96.2 feet on the southwesterly margin of Becker Avenue to a dead line in the rear on which it measures 58.4 feet, more or less.

Being the same property conveyed to David W. Wilkinson and wife, Joy B. Wilkinson by Warranty Deed from Ben C. Robinson and wife, Phyllis Ann Robinson, of record in Instrument No.: 20000817-0081335, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 159 Park Circle, Old Hickory, TN 37138

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 my/our hand(s) this 23rd day of September, 2002

David W. Wilkinson

Joy B. Wilkinson

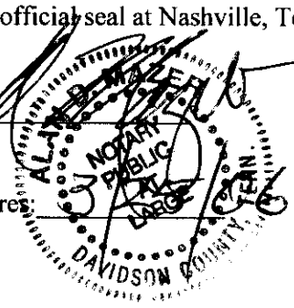
Davidson County DEEDWARR
Recvd: 09/27/02 08:38 2pgs
Fees:13.00 Taxes:299.70

20020927-0117724

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named David W. Wilkinson and Joy B. Wilkinson, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of September, 2002.



Notary Public

My Commission Expires: