WARRANTY DEED

G-FLOMERFELT-02-2511

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF September, 2002.

Notary Public

MY COMMISSION EXPIRES: 7/2

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Jeffrey J. Walters	Pacific Guarantee Mortgage	
251 Ash Grove Drive	(NAME) 8230 Boone Boulevard, Suite 200	162-9-137
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Vienna, VA 22182	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we TIMOTHY W. ETHRIDGE AND RHONDA F. ETHRIDGE, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JEFFREY J. WALTERS, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 119 on the Plan of Hickory View Subdivision, Section 3, as of record in Book 6250, Page 960, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy W. Ethridge and wife, Rhonda F. Ethridge by Deed dated October 31, 1991 and filed for record on November 1, 1991 in Book 8476, Page 830, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This conveyance is subject to restrictions of record in Book 6893, Page 570, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 251 Ash Grove Drive, Nashville, Tennessee 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 my/our hand(s) this 27th day of September, 2002.

Timothy W. Ethridge

Rhonda F. Ethridge

Davidson County DEEDWARR
Recvd: 10/08/02 08:17 2pgs
Fees:13.00 Taxes:425.13

20021008-0122171

STATE OF Tennessee

COUNTY OF Davidson

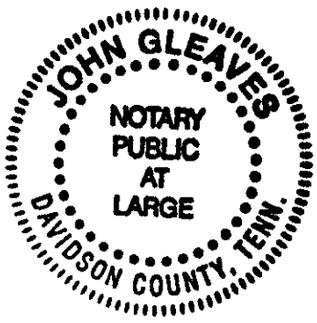
I, , a Notary Public of the County and State first above written, do hereby certify that Timothy W. Ethridge and Rhonda F. Ethridge personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of September, 2002.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903