Davidson County DEEDWARR
Recvd: 12/02/02 13:37 2pgs
Fees:13.00 Taxes:869.50

20021202-0148030

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Carye Bruce
Affiant

Subscribed and sworn to before me, this 22nd DAY OF November, 2002.

Notary Public

MY COMMISSION EXPIRES: 5/30/04
(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

G-PGM-02-1331

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
Scott Phillips	Pacific Guarantee Mortgage	
1331 Kenwood Drive (ADDRESS)	8230 Boone Boulevard, Suite 200 (ADDRESS)	61-12-19
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Vienna, VA 22182 (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 ARTHUR C. CHOJNACKI AND PATRICIA L. PENTECOST, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SCOTT PHILLIPS AND JODI PHILLIPS, MARRIED, 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. 20 of Block "H" on the Plan of Jackson Park, Section 3, not of record and described as follows:

Beginning at a point in the northerly margin of Kenwood Drive at the common corners of Lots 19 and 20; thence with the line between said two lots, northerly 295 feet to a point in the south line of Lot No. 14; thence with the line of Lot Nos. 14 and 13, westerly 150 feet to a point; the common corners of Lots 9 and 20; thence with the line between Lots 9 and 20, southerly 295 feet to a point in the northerly margin of Kenwood Drive; thence with the margin of said Drive, easterly 150 feet to the beginning.

Being the same property conveyed to Arthur C. Chojnacki and Patricia L. Pentecost, both unmarried, by Deed dated September 25, 1992 and filed for record on October 22, 1992 in Book 8764, Page 90, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1331 Kenwood Drive, Nashville, Tennessee 37216
(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 22nd day of November, 2002.

Arthur C. Chojnacki

Patricia L. Pentecost

STATE OF Tennessee

COUNTY OF Davidson

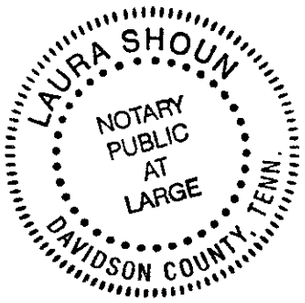
I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that Arthur C. Chojnacki and Patricia L. Pentecost, married personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd day of November, 2002.

Laura Shoun
Notary Public

My Commission Expires: 5/30/07

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903