THIS INSTRUMENT PREPARED BY: Mudter, Morgan and Patterson Attorneys-at-Law 2000 Richard Jones Rd., #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 19884-05	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $85,000.00 Affiant Subscribed and sworn to before me, this 10th day of January, 2003. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
RONALD R. PORTER	Countrywide Home Loans, Inc.	Map 133-12
436 Dawn Drive	4500 Park Granada	Parcel 208
Nashville, Tennessee 37211	Calabasas, California 91302	FB# 5DU8258

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Mary Lou Jackson, Unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Ronald R. Porter, Unmarried, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 436 Dawn Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of January, 2003.

Mary Lou Jackson

Mary Lou Jackson

Davidson County DEEDWARR
Recvd: 01/15/03 10:44 2pgs
Fees:13.00 Taxes:314.50

20030115-0006308

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Lou Jackson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of January, 2003.

My Commission Expires:

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Section Two Greenwood Hills, as of record in Plat Book 4955, page 31, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ira E. Jackson and Mary Lou Jackson, husband and wife by deed from Jonathan S. Hurley and Stacie K. Hurley, husband and wife of record in Book 9323, page 81, said Register's Office. The said Ira E. Jackson has since died.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5071, page 50; (3) Easements of record in Book 9323, page 79; and (4) All matters appearing on the Plan of record in Plat Book 4955, page 31, said Register's Office.