02

Quality 484

THIS INSTRUMENT PREPARED BY:
Cameron Escrow, LLC
1410 Kensington Sq. Ct., Ste. 104
Murfreesboro, TN 37130

SPECIAL WARRANTY DEED

Name and Address of New Owner
Pam Teller
636 Hardin Shire Drive
Old Hickory, TN 37138

Map and Parcel Number
64-13-A-31

Send Tax Bills To:
Same

Davidson County DEEDWARR
Recvd: 02/03/03 12:04 4pgs
Fees:23.00 Taxes:414.40
20030203-0014430

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $112,000.00.

BY A[illegible] Acosta
AS ATTORNEY IN FACT
Affiant

Subscribed and sworn to before me, this the 28th day of January, 2003.

Notary Public
My Commission Expires: 04-19-03

ROSEMARY HOLMON
Commission # 1216447
Notary Public - California
San Bernardino County
My Comm. Expires Apr 19, 2003

THIS INDENTURE is made as of the 28th day of January 2003, between **PMI Mortgage Insurance Co., an Arizona Corporation** (hereinafter referred to as **"Grantor"**) and **Pam Teller** (hereinafter referred to as **"Grantee"**) ("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits)

WITNESSETH

GRANTOR, in consideration of the sum of Twelve and NO/100 Dollars ($12.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee:

For Complete Legal Description See Attached Exhibit "A"

This is property known as **636 Hardin Shire Drive, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD said property, together with all singular the rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behalf of Grantee forever in FEE SIMPLE; and the said Grantor specially warrants the title to the said above described property against the lawful claims of all persons claiming by, through and under the Grantor.

The warranties passing to grantee(s) hereunder are limited solely to those matters arising from acts of the grantor, it's agents or representative, occurring solely during the period of grantor's ownership of the subject real estate.

In witness whereof the undersigned have set their hand and affixed their seal as of the date first shown above.

Signed, sealed and delivered in the presence of:

_____
Unofficial Witness

PMI Mortgage Insurance Co., an Arizona Corporation

_____
By A... Acosta
AS AT... IN FACT
By: _____
Title: _____

STATE OF California
COUNTY OF San Bernardino

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Art Acosta as such Attorney in fact For PMI Mortgage Insurance Co, an Arizona Corporation, with whom I am personally acquainted and who upon his/her oath acknowledged respectively PMI Mortgage Insurance Co., an Arizona Corporation, the within named bargainor and that he/she as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the agency / corporation by the said _____, as such _____ for PMI Mortgage Insurance Co., an Arizona Corporation.

Notary Public

ROSEMARY HOLMON
Commission # 1216447
Notary Public - California
San Bernardino County
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Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Villages of Southfork, of record in Plat Book 6900, Page 482, Register's Office for said county, to which plan reference is made for a more complete description.

Being the same property conveyed to PMI Mortgage Insurance Co., an Arizona Corporation by Warranty Deed from Novastar Mortgage, Inc. of record in Instrument No. 20030203-00 14444 Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including any items set out on any applicable plat of record.

(02-0301-42024.PFD/02-0301-42024/31)