[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
		26b
Wendy Dawn Cornett	Pacific Guarantee Mortgage	Map 083-05-0
1105 Calvin Avenue	8230 Boone Blvd. Ste. 200	Parcel 226
Nashville, TN 37206	Vienna, VA 22182	11361

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **March Egerton, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Wendy Dawn Cornett, an unmarried person** (The "Grantee"), his heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot NO. 3 on the Map of Calvin Davis' Subdivision of record in Plat Book 57, page 85, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to March Egerton, a married person, by deed of record in Instrument Number 20020515-0059831, said Register's Office for Davidson County, Tennessee.

The above described real estate is improved and is not or ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This is improved property located at 1105 Calvin Avenue, Nashville, TN 37206.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Book 57, page 85, said Register's Office.

Davidson County DEEDWARR
Recvd: 03/05/03 14:36 3pgs
Fees:18.00 Taxes:508.75
20030305-0029288

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $137,500.00.

Wendy Dawn Cornett
Affiant

Subscribed and sworn to before me this day of February, 2003.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26th day of February, 2003.

March Egerton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **March Egerton**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of **February**, 2003.

Notary Public

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

My Commission Expires: