G#15884-2

WARRANTY DEED

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 2003

Notary Public

MY COMMISSION EXPIRES: 12-15-2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney M. Killion (NAME)	"New Owner" (NAME)	MAP 051-14-0
822 Lemont Drive (ADDRESS)	(ADDRESS)	PARCEL 058.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	[FB #12DZ-141801]

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PMI Mortgage Insurance Co., an Arizona corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodney M. Killion, unmarried, and Bertha M. Killion, unmarried, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 27 on the Plan of Gra-Mar Acres, Section Five, as of record in Book 2330, Page 19, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

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. 20030221-0022997, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS instrument is being executed in behalf of PMI Mortgage Insurance Co., an Arizona corporation, pursuant to a Power of Attorney executed by John Jelavich, its Vice President, on the 25th day of March, 2003, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 822 Lemont Drive, Nashville, TN 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 hand this 5th day of May, 2003

PMI Mortgage Insurance Co., an Arizona corporation

By: Judy Hoppe
Judy Hoppe, Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 05/15/03 08:49 2pgs
Fees:13.00 Taxes:321.90

20030515-0066234

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____as such_____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said_____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____.

My commission expires _____ _____
Notary Public

STATE OF TEXAS)
COUNTY OF Harris)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Judy Hoppe, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Attorney-In-Fact of the PMI Mortgage Insurance Co., the within-named bargainor, an Arizona corporation, and that she as such Attorney-In-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such Attorney-In-Fact.

Witness my hand and official seal at Houston, Texas, this 2nd. day of May, 2003.

Virginia M. James
Notary Public

My Commission Expires: 4/5/2005

VIRGINIA M. JAMES
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 04-05-2005