Davidson County DEEDWARR
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Fees:17.00 Taxes:0.00
20040120-0007364

[Space Above Reserved for Recording Purposes]

Prepared By and After Recording Return to:	**Send Tax Statements to Grantee (Name and Address):**
PAC Holdings, A California Non-Profit Corporation P.O. Box 6890 Torrance, California 90504	PAC Holdings, A California Non-Profit Corporation P.O. Box 6890 Torrance, California 90504

WARRANTY DEED

THIS DEED, made this 11th of December, 2003 between Isaiah L. Dunson and Wallena Dunson, whose address is 127 Coventry Woods Drive, Madison, Tennessee 37115, Grantor(s), and PAC Holdings, A California Non-Profit Corporation, whose address is P.O. Box 6890, Torrance, California 90504 as trustee of The Isaiah L. Dunson Trust,* dated 12/11/2003, the Grantees:

* A Revocable Trust

WITNESSETH, that the Grantors, for and in consideration of the sum of **TEN DOLLARS** ($10.00), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, has granted bargained, sold and conveyed, and by these presents does grant, bargain sell, convey and confirm unto the grantees, in fee simple, as joint tenants with rights of survivorship and not as tenants in common, their heirs and assigns forever, all the real property, together with improvements, if any, situate and being in the County of , State of Tennessee , described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Also known as street and number 127 Coventry Woods Drive, Madison, Tennessee 37115

TOGETHER with all and singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the said grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said grantee, their heirs and assigns forever. And the said grantor, for himself, his heirs, and personal representatives, does covenant, grant bargain and agree to and with the grantee, their heirs and assigns, that at the time of the ensealing and delivery of these presents, is well seized of the premises above conveyed, has good, sure, perfect, absolute

indefeasible estate if inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of any kind or nature whatsoever, except any easements, restrictions, covenants, zoning ordinances and rights-of-way of record and property taxes accruing subsequent to , a lien not yet due and payable.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs, and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Isaiah L Dunson
Isaiah L. Dunson

Wallena Dunson
Wallena Dunson

PAC Holdings, A California Non-Profit Corporation as trustee of The Isaiah L. Dunson Trust dated 12/11/2003

State of Tennessee
County of

The foregoing instrument was acknowledged before me this 01/09/04 (date) by Isaiah Leon Dunson & Wallena Dunson, (name of person acknowledged).

Notary Public

SHAILENDRA - KUMAR - BHAWNANI
Type or Print Name

My commission expires:
4-29-07

SHAILENDRA KUMAR BHAWNANI
Commission # 1414506
Notary Public - California
Ventura County
My Comm. Expires Apr 29, 2007

Being Unit 127, on the plan of Coventry Woods, Phase 1, of record in Plat Book 6200, Page 200, and more specifically set out in exhibit A of record in Book 6966, Page 370, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Isaiah L. Dunson and Wallena Dunson by deed of record as Instrument number 200301310014052.

Map/Parcel # 052-01-0-A 127.00