

ADW 1420-28-311-042

AFTER RECORDING RETURN TO:  
First Horizon Home Loan Corporation  
4647 N. 32nd Street, Suite 110  
Phoenix, AZ 85018

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMODATION ONLY. NO LIABILITY, EXPRESS OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS EFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

FIRST AMERICAN TITLE CO.

Loan Number: 0028392470

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2024380RM

## LOAN MODIFICATION AGREEMENT (Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 23rd day of July, 2002, between CAMERON D. ROSS, A MARRIED MAN

("Borrower") and

First Horizon Home Loan Corporation

("Lender"),

amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), and Timely Payment Rewards Rider, if any, dated February 22, 2002 and recorded in Book or Liber 0202 at page(s) 09996, of the OFFICIAL Records of Douglas County, Nevada

[Name of Records]

[County and State, or other Jurisdiction]

and (2) the Note bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at 2857 LA MIRADA COURT, Minden, NV 89423

[Property Address]

the real property described being set forth as follows:

LOT 110, BLOCK G AS SHOWN ON THE MAP OF SARATOGA SPRINGS ESTATES UNIT 5, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON MAY 4, 2001, FILE NO. 513570.

Pin #: 1420-28-311-042

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note and Security Instrument):

- As of July 23, 2002, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 300,700.00, consisting of the amount(s) loaned to Borrower by Lender and any interest capitalized to date.

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2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 6.625 %, from August 1, 2002, . Borrower promises to make monthly payments of principal and interest of U.S. \$ 1,925.42 , beginning on the 1st day of September, 2002 , and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 6.625 % will remain in effect until principal and interest is paid in full. By executing this Agreement, Borrower waives any Timely Payment Rewards rate reduction to which Borrower may be entitled. If on August 1, 2032 (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

Borrower will make such payments at P.O. Box 146, Memphis, TN 38101-146 or at such other place as Lender may require.

3. If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph No. 1 above:

- (a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note, including, where applicable, the Timely Payment Rewards rate reduction, as described in paragraph 1 of the Timely Payment Rewards Addendum to Note and paragraph A.1. of the Timely Payment Rewards Rider. By executing this Agreement, Borrower waives any Timely Payment Rewards rate reduction to which Borrower may have otherwise been entitled; and

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(b) all terms and provisions of any adjustable rate rider, or Timely Payment Rewards Rider, where applicable, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

5. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.

\_\_\_\_\_  
First Horizon Home Loan Corporation (Seal)  
HOLLY GRIESER -Lender  
ASST. VICE PRESIDENT

*Cameron D. Ross*  
\_\_\_\_\_  
CAMERON D. ROSS (Seal)  
-Borrower

By: *Holly Grieser*  
*HOLLY GRIESER* \_\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_\_  
[Space Below This Line For Acknowledgment]  
State of *Nevada* §  
County of *Douglas* §  
§

This instrument was acknowledged before me on *7-31-02*  
by CAMERON D. ROSS



*Kathy Merrill*  
\_\_\_\_\_  
Notary Public



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# CORPORATE ACKNOWLEDGMENT

State of Arizona §  
County of Maricopa §  
§

The foregoing instrument was acknowledged before me on 7/31/2002 [date],  
by HOLLY GRIESER, ASST. VICE PRESIDENT  
[name of officer or agent, title of officer or agent] of First Horizon Home Loan Corporation  
[name of corporation acknowledging],  
KANSAS [state or place of incorporation], on behalf of the corporation.

*Linda L. McNelis*

(Seal)



Notary Public, State of ARIZONA

My Commission Expires: 7/25/04

Corporate Acknowledgment (Multistate)

THE COMPLIANCE SOURCE, INC.  
To Order Call: (972) 980-2178 \* Fax (972) 392-2891  
www.compliancesource.com

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REQUESTED BY  
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2002 AUG -5 PM 3:42

LINDA SLATER  
RECORDER

\$17.00 PAID Bl DEPUTY

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