Name and Address of New Owner:
Bill Walker & Associates, Inc.
130 Emmitt Avenue
Madison, TN 37115

Send Tax Bills to:
Same as New Owner

Map and Parcel Nos.
Map 52-5 Parcel 140

Davidson County DEEDWARR
Recvd: 04/16/01 14:31 3pgs
Fees:15.00 Taxes:136.38
20010416-0036842

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **BANK ONE FINANCIAL SERVICES, INC.** "Grantor"), has bargained and sold, and hereby transfers and conveys to **BILL WALKER & ASSOCIATES, INC.** ("Grantee"), its successors, heirs and assigns, certain land in **DAVIDSON** County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

All matters as set forth on the Revised Plan of Block K, Power and Roth Subdivision of Madison Park, as of record in Book 974, Page 38, Register's Office for Davidson County, Tennessee and further subject to property taxes for the year 2001, a lien, but not yet due and payable.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantee, its successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor but no further or otherwise.

Executed this the 12th day of April, 2001.

BANK ONE FINANCIAL SERVICES, INC.
BY: _____
TITLE VICE PRESIDENT

ATTEST: By: _____ Mike Schmitz
TITLE AVP

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF WISCONSIN
COUNTY OF WAUKESHA

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared CURT SKWIRSKI and MIKE SCHNIER with whom I am personally acquainted and who upon HUM (his, her, their) oath(s) acknowledged _____ (himself, ~~herself~~, ~~themselves~~) to be the VICE PRESIDENT and AVP respectively of BANK ONE FINANCIAL SERVICES, INC. the within named bargainor, a corporation, and that CURT SKWIRSKI as such VICE PRESIDENT and MIKE SCHNIER as such AVP being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said CURT SKWIRSKI as such VICE PRESIDENT, and attesting the same by the said MIKE SCHNIER as such AVP.

Witness my hand and official seal at office at Menomonee Falls, Wisconsin, on this the 12th day of April, 2001.

Patricia DuBois
Notary Public

My Commission Expires: 01-23-05

NOTARY PUBLIC PATRICIA DUBOIS STATE OF WISCONSIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$38000.00~~ $36,860.00 RWE

Bill Walker & Associates, Inc.

Robin W. Eggen
Affiant (Purchaser)

Subscribed and sworn to before me this 13th day of April, 2001.

Angie Heard
Notary Public

My Commission Expires: 7/27/2005

ANGIE HEARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 27, 2002

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

EXHIBIT "A"

LAND in DAVIDSON COUNTY, TENNESSEE being Lot No. 33 on the Revised Plan of Block K, Power and Roth Subdivision of Madison Park, as of record in Book 974, Page 38, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

BEING the same property conveyed to Bank One Financial Services, Inc. by Substitute Trustee's Deed from Clifton E. Darnell, Substitute Trustee, dated March 30, 2000 and recorded April 10, 2000 as Instrument No. 200004100035808 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 502 YALE AVENUE, MADISON, TN 37115.