THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19995**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $000,000.00 Affiant Subscribed and sworn to before me, this 14th day of FEBRUARY, 2003. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Ms. Linda Johnson Joseph 149 Prospect Hill Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 116-8-F PAR 149.00 CO FB 07DA 74929

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, PETER C. WARD AND WIFE VICTORIA M. WARD ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to LINDA JOHNSON JOSEPH ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 149 Prosepct Hill, Nashville, Tennessee 37205.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of FEBRUARY, 2003.

PETER C. WARD

VICTORIA M. WARD, BY: PETER C. WARD, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO, Inst. # 20030218-0020841

Davidson County DEEDWARR
Recvd: 02/18/03 12:26 3pgs
Fees:18.00 Taxes:2220.00

20030218-0020842

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, PETER C. WARD with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of FEBRUARY, 2003.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETER C. WARD, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for VICTORIA M. WARD and is authorized by the said VICTORIA M. WARD to execute this instrument on HER behalf.

Witness my hand, at Office, this 14th day of FEBRUARY, 2003.

My commission expires:

_____

Notary Public

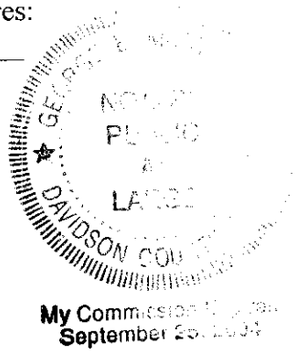


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Sugartree Phase 3 (Revised), as of record in Plat Book 5050, pages 567 thru 571, amended in Book 5162, page 632, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Peter C. Ward and wife, Victoria M. Ward by deed from Reuben A. Bueno and wife, Ofelia R. Bueno of record in Book 11210, page 381, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 11756, page 466; (3) All matters appearing on the Plan of record in Plat Book 5050, page 567 thru 571, amended in Book 5162, page 632, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, said Register's Office.