RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY: Mudter, Morgan & Patterson Attorneys-at-Law 2000 Richard Jones Road, #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 19942	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $334,000.00 Affiant Subscribed and sworn to before me, this 26th day of February, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE
My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS. JOHN S. WALKER	WELLS FARGO HOME MORTGAGE	MAP 145-9
2000 Otter Valley Lane	P. O. Box 5137	PARCEL 5
Nashville, Tennessee 37215	Des Moines, IA 50306-5137	FB# FH17850

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, JAMES PAUL NEWMAN AND WIFE, LOLA DANIEL NEWMAN, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN S. WALKER AND WIFE, SUZANNE E. WALKER, ("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 2000 Otter Valley Lane, Nashville, Tennessee 37215.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February, 2003.

Davidson County DEEDWARR
Recvd: 02/27/03 13:41 2pgs
Fees:13.00 Taxes:1235.80
20030227-0026203

JAMES PAUL NEWMAN
By: _____
DANIEL E. NEWMAN, ATTORNEY-IN-FACT

LOLA DANIEL NEWMAN
By: _____
DANIEL E. NEWMAN, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL E. NEWMAN, 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 the said JAMES PAUL NEWMAN and LOLA DANIEL NEWMAN, and is authorized by the said JAMES PAUL NEWMAN and LOLA DANIEL NEWMAN, to execute this instrument on their behalf.

Witness my hand, at office, this 26th day of February, 2003.

GEORGE E. MUDTER, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE
My Commission Expires September 25, 2004

My Commission Expires: _____

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Otter Creek Hills, as of record in Plat Book 2900, pages 110 and 111, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James Paul Newman and wife, Lola Daniel Newman by Installment deed from G. T. Developers, Inc., a Tennessee Corporation of record in Book 3618, page 134, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 2900, pages 110 and 111, said Register's Office.