This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

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

BOX 10-A

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Tija Letice Ward 3405 Anderson Road, Unit 229 Antioch, TN 37013	Washington Mutual Bank, FA 3883 Airway Drive Santa Rosa, CA 95403	Map 136-15-A Parcel 62

We, Joe Ceford Ward and wife, Annie Ruth Ward, do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto Tija Letice Ward in and to the following tract of land in Davidson County, Tennessee described in Exhibit "A" attached hereto.

This is improved property known as 3405 Anderson Road, Unit 229, Antioch, TN 37013.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 6th day of March, 2003.

Joe Cefort Ward
JOE CEFORT WARD

Annie Ruth Ward
ANNIE RUTH WARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, of said county, Joe Cefort Ward and Annie Ruth Ward the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 6 day of March, 2003.

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 3/26/05

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 6 day of March, 2003.

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 3/26/05

Notary Public

Davidson County DEEDQC
Recvd: 03/11/03 13:56 2pgs
Fees:12.00 Taxes:0.00
20030311-0032244

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 62 on the First Revision to Phase 2, Final Plat of Watercrest Townhomes of record in Plat Book 1190, page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tija Letice Ward, an unmarried woman, and Joe Cefort Ward and wife, Annie Ruth Ward, of record under Instrument #20000531-0053936, said Register's Office.