Return To:
Nancy's Escrow Service

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***129,000.00

Affiant

Subscribed and sworn to before me this 25th day of April, 2003.

Notary Public

My Commission Expires: 7/26/2003

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
JOSEPH P. BREEN 4009-A Nebraska Avenue Nashville, Tennessee 37209	Home Financial Group, LLC Three Maryland Farms #155 Brentwood, Tennessee 37027	MAP 103-4 PARCEL 408.01

Davidson County DEEDWARR
Recvd: 05/02/03 13:52 2pgs
Fees:13.00 Taxes:477.30
20030502-0059017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY NINE THOUSAND AND 00/100 DOLLARS ($***129,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, ANN LYNN WALKER, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto JOSEPH P. BREEN and PHILLIP B. BREEN, both unmarried, (hereinafter called the "GRANTEE"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 48-A on the Plan of Zone Lot Division Part of Lot 48 Plan of the West End Annex as of record in Plat Book 332, page 61, amended in Plat Book 6900, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Ann Lynn Walker, unmarried, by deed from Shari Kay Hunter, unmarried, of record in Book 10474, page 249, Register's Office for Davidson County, Tennessee.

Mike A. Irwin, spouse of Ann Lynn Walker, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 4009-A Nebraska Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever.

PB

JPB by Barbara Breen his Attorney-in-fact

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Zone Lot Division Part of Lot No. 48 West End Annex of record in Book 332, page 61, as amended in Plat Book 6900, page 54, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 24th day of April, 2003.

ANN LYNN WALKER

MIKE A. IRWIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann Lynn Walker and Mike A. Irwin, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of April, 2003.

Notary Public

My Commission Expires: 10.17.05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

JPB by Barbara Brown Attorney-in-fact PB