THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 225,000.00

Dorothy J. Warren
Affiant

Davidson County DEEDWARR
Recvd: 05/21/03 11:48 2pgs
Fees:13.00 Taxes:832.50
20030521-0069248

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

Subscribed and sworn to before me, this 16th day of May, 2003

Mitchell A Watts
Notary Public

My Commission Expires: 10/17/05

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
WILLIAM D. WALKER 4714 Nevada Avenue Nashville, Tennessee 37209	PULTE MORTGAGE, LLC 7475 South Joliet Street Englewood, Colorado 80115	MAP 91-15 PARCEL 353

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY FIVE THOUSAND AND NO/100---------- ($ 225,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, DOROTHY J. WARREN, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto WILLIAM D. WALKER AND WIFE, ALICE B. WALKER hereinafter called the Grantee s, 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. 609 and 611 of Block No. 27 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID Lot Nos. 609 and 611 front together 110.0 feet on the northerly side of Nevada Avenue, formerly Third Avenue, and run back between parallel lines with the easterly margin of 48th Avenue North, formerly 7th Street, 180.0 feet to an alley.

BEING the same property conveyed to Milton W. Warren et ux, Dorothy J. Warren, with Stella Green Hooper retaining a life estate, by deeds from the Heirs at Law of S.B. Hooper of record in Book 7387, page 747, Book 7387, page 750, and Book 7387, page 752, Register's Office for Davidson County, Tennessee; the said Milton W. Warren and Stella Green Hooper having since died.

This is improved property known as 4714 Nevada 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 s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, ha s 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(s).

2. Matters shown on the Plan of Charlotte Park Company's First Addition of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ herself___, _her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, _their_ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __16th__ day of _____May_____, 2003.

Dorothy J. Warren _____

DOROTHY J. WARREN

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 DOROTHY J. WARREN, UNMARRIED, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____she_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ___16th_day of _____May, 2003_____.

My Commission Expires: October 12, 2005 _____ Notary Public

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____ _____ Notary Public