Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

Davidson County DEEDWARR
Recvd: 08/06/03 08:29 2pgs
Fees:13.00 Taxes:821.40
20030806-0111420

AMY FREDRICKSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $222,000.00

Amanda Hines
Affiant

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

Notary Public
My commission expires: 7-29-06

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher C. Breeding 195 Kenner Avenue Nashville TN 37205	ABN AMRO Mtg. Group 2600 W. Big Beaver Rd. Troy, MI 48084	116-8-0-26

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James C. Catignani, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christopher C. Breeding and wife, Jennifer E. Breeding, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 57, on the Plan of Kenner-Manor Land Company's Subdivision of the Kenner Tract, of record in Book 421, Page 100, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James C. Catignani by deed from Zvi Manas and wife, Diane Manas, of record in Book 7880, Page 51, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 195 Kenner Avenue, Nashville, TN 37205

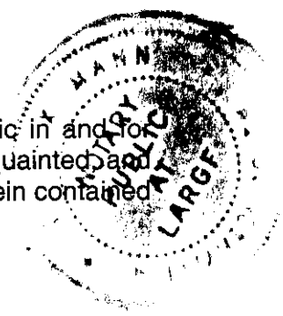
To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 25th day of July, 2003.

James C. Catignani

STATE OF TENNESSEE
COUNTY OF WILLIAMSON



Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James C. Catignani, with whom I am personally acquainted and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 25th day of July, 2003.

Notary Public

My Commission expires 03/14/05