RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $274000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF DECEMBER, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Stephen R. Breeding and Mary C. Breeding	Stephen R. Breeding and Mary C. Breeding	MAP:172-12 B
301 Roundhill Cove	301 Roundhill Cove	Parcel:140.00
Nashville, TN 37211	Nashville, TN 37211	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WINIFRED DAYLE WARD AND LISA OLIVIA GRENVICZ, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

STEPHEN R. BREEDING AND MARY C. BREEDING

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 301 Roundhill Cove, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 19th day of December, 2003.

Winifred Dayle Ward

Lisa Olivia Grenvicz

Davidson County DEEDWARR
Recvd: 12/23/03 16:19 2pgs
Fees:13.00 Taxes:643.80
20031223-0182788

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, WINIFRED DAYLE WARD AND LISA OLIVIA GRENVICZ, the bargainor(s), 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 at Nashville, Tennessee , this 19th day of December, 2003.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Being Lot Number 406 on the Plan of Section Seven Bradford Hills, of record in Book 7900, Page 6, and Deed Book 7900, Pages 337 and 338, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lisa Olivia Grenvicz and Winifred Dayle Ward by Quit Claim Deed from Lisa D. Grenvicz of record in Instrument No. 20030619-0084629, Register's Office for Davidson County, Tennessee, date executed 01/30/03, date filed 06/19/03.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein