WARRANTY DEED Return to: File Box 9-B First Title & Escrow Co.,Inc. #24098	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is ~~$1,202,500.00~~ $1,199,000.00 KRB K L Breeden Affiant Subscribed and sworn to before me, this the 11th day of April, 2005. Notary Public My commission expires: (AFFIX SEAL) NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kenneth R. Breeden **Jenny P. Breeden**	**First Horizon Home Loan Corporation**	**117-13-0-B-154co**
916 Bowring Park	2525 West End Ave., #400	
Nashville, TN 37215	Nashville, TN 37203	

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

Athena Funding Partners, LLC , a Delaware limited liability company

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

Kenneth R. Breeden and Jenny P. Breeden , husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 1018 on the Map of Abbottsford, Phase 2, Revision 1, a Planned Unit Development, as of record in Instrument No. 20010502-0044874 and as Revised in Instrument No. 20020305-0027572 and as corrected in Instrument No. 20020828-0104512, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Athena Funding Partners, LLC, by Successor Trustee's Special Warranty Deed from Charles B. Reasor, III, Successor Trustee, of record in Instrument No. 20041208-0146584, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions for Abbottsford, of record in Book 6537, Page 303 and as amended and restated in Book 8106, Page 1 and as further amended in Book 10458, Page 810, Instrument No. 20010330-0030930 and Supplemental of record in Instrument No. 20010502-0045152 and as re-recorded in Instrument No. 20010514-0049648, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (X) Unimproved (____) property, known as **916 Bowring Park, Nashville, TN 37215.**

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 and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and 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 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 its hand(s) this 11th day of April, 2005.

Athena Funding Partners, LLC

By: _____
Tim Wallace, President

Davidson County DEEDWARR
Recvd: 04/14/05 14:50 2 pgs
Fees:13.00 Taxes:4436.30
20050414-0041857

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Tim Wallace, President** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of **Athena Funding Partners, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Tim Wallace** as President.

Witness my hand, at office at Nashville, Tennessee, this **11th** day of **April, 2005.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.