This instrument prepared by:
Hugh W. Entrekin
21st Floor, First American Center
Nashville, TN 37238

E BOX 57

WARRANTY DEED

BOOK 10798 PG 3

Address New Owner as follows:	Send tax bills to:	Map-Parcel:
Michael R. Anderson 202 Hillsboro Place Nashville, TN 37215	SAME	Map 117-03D Parcel 202

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Michael R. Anderson
AFFIANT

Sworn to and subscribed before me this 16th day of February, 1998.

NOTARY PUBLIC

My commission expires: March 27, 1999

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN W. AKERS,** hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael R. Anderson, hereinafter called Grantee, Grantee's successors and assigns, certain real property lying and being situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit NO. 202 on the Plan of Hillsboro Station Condominium as of record in Plat Book 6250, pages 751-753, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to John W. Akers by Warranty Deed from The Parthenon Group, a Tennessee General Partnership of record in Book 7555, page 294, said Register's Office.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's successors, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said property, that he has a good right to convey it, and that the same is unencumbered except for:

1. Current years taxes which are being prorated and will be paid by Grantee.

2. Master Deed and Bylaws of record in Book 6740, page 37, said Register's office and amended in Book 8140, page 689, said Register's office.

3. Charter of Incorporation of record in Book 6747, page 6, said Register's Office.

4. Easements of record in Book 3965, page 468 and in Book 4158, page 34, Book 6595, page 58, Book 3531, pages 572, 576 and 592, and in Book 4633, page 468, said Register's Office.

5. Right of Way Contract of record in Book 1877, page 581, said Register's Office.

6. Storm Water Detention Agreement of record in Book 6629, page 452, said Register's Office.

7. All matters appearing on the Plan of record in Plat Book 6250, pages 751-753, said Register's Office.

AND GRANTOR further covenants and binds himself, his successors, assigns and representatives, to warrant and forever defend the title to said property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever. Whenever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

TAMMY AKERS, spouse of John W. Akers joins in this conveyance for the sole purpose of quitclaiming any and all interest she may have in the subject property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13th day of February, 1998.

JOHN W. AKERS

TAMMY AKERS

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public of this county, JOHN W. AKERS and wife TAMMY AKERS, the within named 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, at office, this 13th day of February, 1998.

NOTARY PUBLIC

My Commission Expires: March 27, 1999

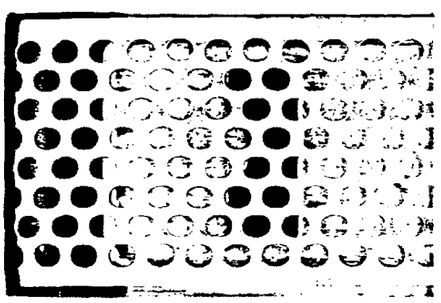
4575 02/18 0101 03CHECK 379.00

98 FEB 18 AM 10:48

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

040 1773



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

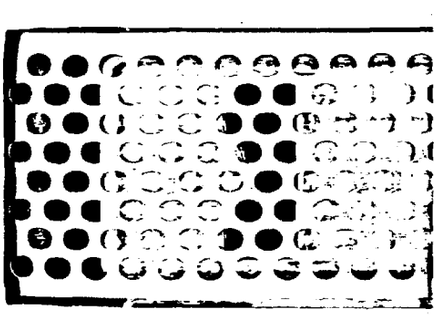
BOOK 10798 PG 5

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
02/18/98 01 10:48 0001 4575



0401773
IDENTIF. # REFERENCE

98 FEB 18 AM 10:48

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 1255081