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 $ 138,000.00

Affiant

Subscribed and sworn to before me, this 6th day of July, 2001

Notary Public

My Commission Expires: 9-27-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 07/10/01 15:24 2pgs
Fees:13.00 Taxes:510.60

20010710-0073639

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAMAHL D. ANDERSON 2110 Portland Avenue #101 Nashville, Tennessee 37212	CENDANT MORTGAGE CORPORATION 3000 Leadenhall Road Mount Laurel, New Jersey 08054	MAP 104-12-B PARCEL 112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY EIGHT THOUSAND AND NO/100---------- ($ 138,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , AMY B. EDWARDS AND HUSBAND, DANIEL A. EDWARDS hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto JAMAHL D. ANDERSON, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment being Unit 101 of Building No. 2 of Ashley Place, a horizontal property regime pursuant to Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6200, page 462, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited and common elements of the Condominium.

BEING the same property conveyed to Amy B. Edwards and husband, Daniel A. Edwards, by Quitclaim Deed from Amy B. Knudsen and Linda J. Knudsen of record as Instrument No. 20010228-0018305 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2110 Portland Avenue #101, Nashville, Tennessee 37212

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___, his heirs and assigns, forever.

GRANTOR_s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha_ve 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 Ashley Place of record in Book 6200, page 462, Register's Office for Davidson County, Tennessee.

GRANTOR_s_ FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 6th day of July, 2001.

Amy B. Edwards
AMY B. EDWARDS by Kendall Moore ATTY IN FACT

Daniel A Edwards
DANIEL A. EDWARDS by Kendall Moore ATTORNEY IN FACT

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 _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____.

_____
Notary Public

My Commission Expires: _____

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 _____.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENDALL MOORE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of AMY B. EDWARDS and DANIEL A. EDWARDS and acknowledged that he executed the same as the free act and deed of the said AMY B. EDWARDS and DANIEL A. EDWARDS.

WITNESS my hand and seal this 6th day of July, 2001.

Mitchell A Watts
Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 9-29-01