THIS INSTRUMENT PREPARED BY **Jeffrey Mobley** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Jean D. Anderson, Trustee 322 Elmington Avenue Nashville, TN 37205	Same	104-10-3

Davidson County DEEDWARR
Recvd: 05/09/02 11:19 4pgs
Fees:22.00 Taxes:0.00

20020509-0057277

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jean D. Anderson, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jean D. Anderson, Trustee of The Jean D. Anderson Living Trust, established by the Revocable Trust Agreement of Jean D. Anderson**, dated October 24, 2000, as amended from time to time, and to his or her successors in trust, with full power to sell, transfer, mortgage and convey without joinder of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on

Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. 2002 State and County taxes, a lien not yet due and payable, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this ___ day of March 7, 2002.

Jean D. Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jean D. Anderson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of March, 2002.

Notary Public

My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MAR 29 2002

174904.1

EXHIBIT A

Legal Description

A certain Condominium Apartment in the 7th Civil District of Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 4 of Block "C" as shown on the Revised Plan of Elmington Condominium, a Horizontal Property Regime in Nashville as of record in Book 4300, page 200, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Together with the undivided interest in and to the common elements, both general and limited, appertaining to said Condominium Apartment and thereunto belonging.

And together with, but subject to, all rights, covenants, terms, provisions, easements and conditions established by and contained in (1) the Master Deed of Elmington Condominium, a horizontal property regime, of record in Book 4486, page 547, said Register's Office, (2) the Elmington Condominium Association By-Laws, of record in Book 4486, page 553, said Register's Office, (3) the Plan of Elmington Condominium, of record in Book 4300, page 16, said Register's Office, (4) the Revised Plan of Elmington Condominium, of record in Book 4300, page 200, to which said Master Deed and By-Laws were made applicable by instrument of record in Book 4673, page 102, said Register's Office, (5) the Agreement of record in Book 4662, page 223, said Register's Office, and (6) the provisions of the "Horizontal Property Act", Tennessee Code Annotated, §64-2701, et seq.; all for which the said grantees agree to observe and perform.

Being the same property conveyed to Jean D. Anderson by deed from J. Sumpter Anderson, Jr. of record in Book 5637, page 475, Register's Office for Davidson County, Tennessee.

This is improved property known as 322 Elmington Avenue, Nashville, Tennessee 37205.