PREPARED BY (AND RETURN TO):

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W & I Ref:(ST) Title No: 43464
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/26/02 13:20 2pgs
Fees:13.00 Taxes:384.43
20020626-0076945

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael A. Qualls Carolyn C. Qualls 302 Sloan Road Nashville, Tennessee 37209	Anchor Mortgage Association Inc. 1901 Roxborough Road Charlotte, North Carolina 28211

TAX MAP-PARCEL NUMBERS: 103-8-B-302

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$103,900.00** ,cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah Penn Steffen, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael A. Qualls and spouse, Carolyn C. Qualls** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.302 of Parkland Condominiums Phase V horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown as Exhibit "B" to the Master Deed of record in Book 7896 page 710 as amended in Book 7937, Page 67 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Sarah Penn Steffen by deed from Donna Grace Dame of record in Book 11546, Page 749, Register' s Office for Davidson County, Tennessee. Sarah Penn Steffen is now known as Sarah Steffen McMillen.

David McMillen spouse of Sarah Steffen McMillen, joins in conveying any interest he might have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2002, and subsequent years; Exhibit "B" to The Master Deed, with Owner's Certificate, of record in Plat Book 7896, Page 210 amended in Book 7937, Page 67, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7937, page 67, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Master Deed and By-Laws, which contain restrictive covenants and other matters of record in Book 7896, Page 710 amended in Book 7937, Page 67, Book 7376, Page 580, said Register's Office.

This is improved property, known as: 302 Sloan Road, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of June, 2002.

Sarah Steffen McMillen

David McMillen

State of TENNESSEE
County of DAVIDSON

On this 24th day of June, 2002 , before me the undersigned authority, personally appeared Sarah Steffen McMillen and David McMillen. , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $103,900.00

Affiant

Sworn and subscribed before me this the 24th day of June, 2002

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary Public