STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of July, 2002.

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/22/02 15:08 2pgs
Fees:13.00 Taxes:212.75

20020722-0087881

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mark H. Anderson
3600 Hillsboro Pike Unit H-14
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel:117-110-B-125.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christine K. Colburn, unmarried,** hereinafter referred to as Grantor, hereby transfers and conveys to **Mark H. Anderson, unmarried,** hereinafter referred to as 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 in Davidson County, Tennessee, being Unit No. 14, Building H of The Villager East, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 235, said Register's Office, 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 Christine K. Colburn, unmarried, by deed from Ria Grasman, married, of record in Book 10807, page 798, Register's Office for Davidson County, Tennessee. Christine K. Colburn being one and the same person as Christina K. Colburn.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 235, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3843, page 131; and Book 4120, page 522, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 5450, page 744, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 5457, page 298; and Book 5553, page 336, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying her prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 3600 Hillsboro Pike, Unit H-14, Nashville, Tennessee 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 **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 my hand this 19th day of July, 2002.

Christine K. Colburn

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 Christine K. Colburn, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2002.

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.