23-1-050

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 02/03/03 09:55 2pgs
Fees:13.00 Taxes:404.04
20030203-0014238

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***109,200.00.

William M. Walker
Affiant

Subscribed and sworn to before me this 29th day of January, 2003.

Mitchell A. Watts
Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

My Commission Expires: 10.12.05

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
JEFFREY ALAN CARDENAS 408 Sloan Road Nashville, Tennessee 37209	COLUMBIA NATIONAL,INC. 7142 Columbia Gateway Drive Columbia, MD 21046	MAP 103-08-O-B PARCEL 408.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINE THOUSAND TWO HUNDRED AND 00/100 DOLLARS ($***109,200.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, WILLIAM M. WALKER, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto JEFFREY ALAN CARDENAS, 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:

BEING Unit No. 408, Parklane Condominiums, Phase IV, Exhibit "B" to Master Deed of record in Book 7646, page 264, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to William M. Walker, unmarried, by deed from Eddy Brown, Successor Trustee, of record in Book 7726, page 667, Register's Office for Davidson County, Tennessee.

This is improved property known as 408 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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has 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.

2. Matters, if any, shown on the plan of Parklane Condominiums, Phase IV, of record in Book 7646, page 264, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 29 day of January, 2003.

William M. Walker

WILLIAM M. WALKER

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

Witness my hand and official seal this 29th day of January, 2003.

Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee