[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jeanne Nelson	SunTrust Mtg.Inc.	Map 093-10-0-A
435 2nd Avenue South	9226 Harris Cornes Prkwy #100	Parcel 435CO
Nashville, TN 37201	CHARLOTTE NC 28269	11289 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jan Hamp Investments, Inc., a Louisiana Corporation** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jeanne Nelson, an unmarried person** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Unit No. 435 in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 8429, page 169, Register's Office for Davidson County, Tennessee and described in a master Deed recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments property, co-owners and tenants of Howell Park, Condominiums, contained in the Master Deed and By-Laws appended hereto, recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jan Hamp Investments, Inc., of record in Book 10177, page 757, said Register's Office for Davidson County, Tennessee.

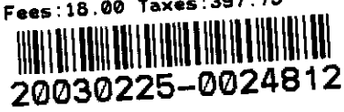
This instrument is being executed on behalf of Harry Friedman, Secretary/Treasurer of Jan Hamp Investment, Inc., a Louisiana Corporation, pursuant to a Power of Attorney executed by him and being filed for record simultaneously herewith.

This is improved property commonly known as 435 2nd Avenue South, Nashville, TN 37201.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

Davidson County DEEDWARR
Recvd: 02/25/03 10:58 3pgs
Fees:18.00 Taxes:397.75



20030225-0024812

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Book 6250, page 868, said Register's Office.
3. Master Deed of record in Book 6816, page 411, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $107,500.00.

Drew Nelson
Affiant

Subscribed and sworn to before me this 21st day of February, 2003.

Joseph V. Ferrelli
Notary Public

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

My Commission Expires:_____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor 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 set forth herein above.

And Grantor does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 20th day of February, 2003.

Jan Hamp Investment, Inc.

Harry Friedman

Harry Friedman, Secretary/Treasurer
by: Amanda McFarlin Wachtler,
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of February, 2003, before me personally appeared Amanda McFarlin Wachtler to me known to be the person who executed the foregoing instrument on behalf of Harry Friedman, Secretary/Treasurer of Jan Hamp Investment Inc., a Louisiana Corporation and who acknowledged that she executed the same as the free act and deed of the said Harry Friedman, Secretary/Treasurer of Jan Hamp Investment Inc., a Louisiana Corporation.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of February, 2003.

Notary Public

My Commission Expires:

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004