THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20699**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $152,000.00. Affiant Subscribed and sworn to before me, this 16th day of June, 2003. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 06/30/03 08:32 2pgs
Fees:13.00 Taxes:582.40

20030630-0089678

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
EUGENE AND CORINNE KANALY LARRY AND DORIS NEEDHAM 2115 Acklen Ave. Nashville, Tn 37212	NEW OWNER	MAP 104-11-0-M PAR 006.00 CO FB 24W 15332

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES P. ANDERSON, III SUSAN S. ANDERSON ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to EUGENE KANALY AND WIFE, CORINNE KANALY AND LARRY NEEDHAM AND WIFE, DORIS NEEDHAM ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2115 Acklen Avenue #6, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of June, 2003.

JAMES P. ANDERSON, III

SUSAN S. ANDERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JAMES P. ANDERSON, III SUSAN S. ANDERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2003.

My Commission Expires: Notary Public

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires SEPT. 30, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 6, together with the appurtenant interest in the common elements of The Chardonnay Condominiums, a horizontal property regime established by Master Deed of record in Book 6789, page 462, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to James P. Anderson, III and wife, Susan S. Anderson by deed from Timothy P. Giambrone, single of record in Book 10991, page 823, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6789, page 462; (3) All matters appearing on the Plan of record in Plat Book 6789, page 462, said Register's Office.