PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 06/03/04 15:36 2pgs
Fees:13.00 Taxes:599.40
20040603-0065640

W & I Ref:(km) Title No: 45561
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kevin M. Boyle Christopher J. Anderson 2116 Portland Avenue Nashville, Tennessee 37212	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 104-11-E-009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$162,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Debra B. Vicknair,** unmarried, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin M. Boyle,** a ¼ undivided interest, **James M. Boyle and spouse, Sherdene S. Boyle** as tenants by the entireties, a ¼ undivided interest, **James P. Anderson and spouse, Linda G. Anderson** as tenants by the entireties, a ¼ undivided interest, and **Christopher J. Anderson,** a ¼ undivided interest, 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. 9-I of Portland Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "B" to the Master Deed of record in Book 6557, Page 261 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 Debra B. Vicknair by deed from Christopher Sean Dickerson, unmarried of record in Document No. 200004060034600 rerecorded in Document No. 2000050800-46129, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Master Deed in Book 6557, Page 261, 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 6557, page 261, 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.

This is improved property, known as: 2116 Portland Ave., Nashville, Tennessee 37212

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 27th day of May, 2004.

Debra B. Vicknair

State of TENNESSEE
County of DAVIDSON

On this 27th day of May, 2004 , before me the undersigned authority, personally appeared Debra B. Vicknair , 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: _____ Notary

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

State of TENNESSEE
County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $162,000.00

James M. Bayle
Affiant

Sworn and subscribed before me this the 27th day of May, 2004

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004