Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/01/05 15:06 2 pg
Fees:13.00 Taxes:471.75
20050601-0061856

39-B
File #05-1197

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned James C. McCanless, III, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Benjamin R. Fordham, unmarried, 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 certain condominium apartment in Davidson County, Tennessee, being Unit No. 413, Park Lane Condominiums, Phase IV, a plat of which is shown as Exhibit B to Master Deed of record in Book 7646, page 264, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James C. McCanless, III, unmarried, by deed dated October 31, 1997, of record in Book 10676, page 657, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 413 Sloan Rd, Nashville TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 25th day of May, 2005

James C. McCanless, III,

State of Tennessee)
County of Davidson)

On this 25th day of May, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James C. McCanless, III, the bargainor(s), 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.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-30-08

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 127,500.00.

Affiant

Sworn and subscribed before me on this the 25th day of May, 2005.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-30-08

NEW OWNER:
Benjamin R. Fordham
413 Sloan Rd
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
103-8-B-413