THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24766-09-2005** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $219,900.00. Affiant Subscribed and sworn to before me this 17th day of October, 2005. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: James P. Anderson Linda G. Anderson 3313 Fairmont Drive, #6 Nashville, TN 37203	**Send Tax Bills To:** U.S. Bank, N.A. P.O. Box 20005 Owensboro, KY 42304-0005	**Tax Information:** Map No.104.06-0P Parcel No. 006.00-CO

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, **Meghan Molnar, Unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James P. Anderson and wife, Linda G. Anderson** ("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 3313 Fairmont Drive, #6, Nashville, TN 37203

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 the 17th day of October, 2005.

Meghan Molnar

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 17th day of October, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 10/20/05 15:09 2 pgs
Fees:13.00 Taxes:813.63

20051020-0126802

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Beacon Row Condominiums, of record in Plat Book 9700, page 678, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Beacon Row Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 10910, page 335, amended in Book 10991, page 926 and in Book 11440, page 906, said Register's Office.

Being the same property conveyed to Meghan Molnar, Unmarried by deed dated October 26, 2000 from J. Jefferson Edwards, Married of record in Instrument No. 20001031-0107714, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 581, page 355, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Beacon Row Condominiums, of record in Book 10910, page 335, amended in Book 10991, page 926 and in Book 11440, page 906, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 9700, page 678, Register's Office for Davidson County, Tennessee.