Davidson County DEEDWARR
Recvd: 12/13/06 14:42 3 pgs
Fees:18.00 Taxes:560.18
20061213-0153871

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Michael T. Anderson** **944 1st Avenue North** **Nashville, TN 37201**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: 082140A09600CO

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

WAYNE P. GALLAVIN, as Trustee for:
ALL BLACK LAND TRUST #204, an undivided 5.81% interest;
BARDSTOWN ROAD LAND TRUST, an undivided 11.31% interest;
CANTERBURY LAND TRUST NO. 101, an undivided 5.9% interest;
CANTERBURY LAND TRUST #101, an undivided 4.36% interest;
CHRISTCHURCH LAND TRUST NO. 0700, an undivided 19.39% interest;
CHRISTCHURCH LAND TRUST #0700, an undivided 22.86% interest;
GLENMARK LAND TRUST NO. 101, an undivided 6.38% interest;
KIWI LAND TRUST #201, an undivided 6.14% interest;
N.Z. LAND TRUST #203, an undivided 7.51% interest;
SPEED LAND TRUST, an undivided 5.25% interest;
THE SPEED TRUST, an undivided 5.09% interest.

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

MICHAEL T. ANDERSON, an unmarried man

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson**, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit 944 of the Riverfront Condominiums, as established by Master Deed of Record as Instrument No. 20051221-0153160, First Amendment as Instrument No. 20051228-0155671, Second Amendment as Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Wayne P. Gallavin, as Trustee for: ALL BLACK LAND TRUST #204, an undivided 5.81% interest; BARDSTOWN ROAD LAND TRUST, an undivided 11.31% interest; CANTERBURY LAND TRUST NO. 101, an undivided 5.9% interest; CANTERBURY LAND TRUST #101, an undivided 4.36% interest; CHRISTCHURCH LAND TRUST NO. 0700, an undivided 19.39% interest; CHRISTCHURCH LAND TRUST #0700, an undivided 22.86% interest; GLENMARK LAND TRUST NO. 101, an undivided 6.38% interest; KIWI LAND TRUST #201, an undivided 6.14% interest; N.Z. LAND TRUST #203, an undivided 7.51% interest; SPEED LAND TRUST, an undivided 5.25% interest; THE SPEED TRUST, an undivided 5.09% interest, by warranty deed from Anthony W. Cherry of record as Instrument No. 20061130-0147947, Register's Office for Davidson County, Tennessee.

This is improved property known as **944 1st Avenue North, Nashville, TN 37201.**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 6th day of December, 2006.

Wayne P. Gallavin Trustee

WAYNE P. GALLAVIN, as Trustee

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF ~~DAVIDSON~~ JEFFERSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **WAYNE P. GALLAVIN, as Trustee,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 6th day of December, 2006.

NOTARY PUBLIC
My Commission Expires: Aug 17, 2009

SARAH WINKLER NOTARY PUBLIC STATE AT LARGE KY

AFFIDAVIT

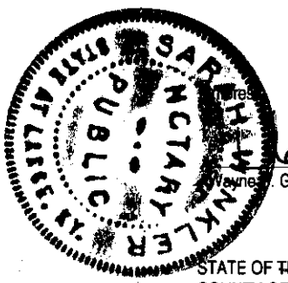
I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $151,400.00.

AFFIANT

Sworn to and subscribed to before me this 6th day of December, 2006.

NOTARY PUBLIC

My Commission Expires: Aug 17, 2009



Trustee:

Wayne P. Gallavin, Trustee

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF ~~WILLIAMSON~~ JEFFERSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Wayne P. Gallavin, as Trustee for: All Black Land Trust #204, an undivided 5.81% interest; Bardstown Road Land Trust, an undivided 11.31% interest; Canterbury Land Trust No. 101, an undivided 5.9% interest; Canterbury Land Trust #101, an undivided 4.36% interest; Christchurch Land Trust No. 0700, an undivided 19.39% interest; Christchurch Land Trust #0700, an undivided 22.86% interest; Glenmark Land Trust No. 101, an undivided 6.38% interest; Kiwi Land Trust #201, an undivided 6.14% interest; N.Z. Land Trust #203, an undivided 7.51% interest; Speed Land Trust, an undivided 5.25% interest; The Speed Trust, an undivided 5.09% interest, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.



Witness my hand and official seal at Franklin, Tennessee , this 5th day of December, 2006.

Notary Public

My Commission Expires: Aug 17, 2009