THIS INSTRUMENT PREPARED BY: Mudter Morgan & Patterson Attorneys-at-Law 2000 Richard Jones Road Suite 110 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 26296-02-2007 File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $295,000.00. Affiant Subscribed and sworn to before me this 30th day of March, 2007. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 04/05/07 14:09 2 pg
Fees:13.00 Taxes:1091.50

20070405-0041106

WARRANTY DEED

Address New Owner: Cathy L. Anderson 113 Saint Charles Place Nashville, TN 37212	**Send Tax Bills To:** SunTrust Mortgage, Inc P.O. Box 57028 Irvine, CA 92619	**Tax Information:** Map No.104-06-0K-113.00CO Parcel No.

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, **Bart C. Durham, III**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cathy L. Anderson** ("Grantee"), her 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 113 Saint Charles Place, Nashville, TN 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 the 30th day of March, 2007.

Bart C. Durham, III by Robert Whitaker, as his attorney in fact

Bart C. Durham, III
By Robert Whitaker, as his Attorney in Fact

STATE OF Tennessee, COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Robert Whitaker, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Bart C. Durhan, III as his Attorney-In-Fact, and as the free act and deed of the within named of Bart C. Durham, III.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of March, 2007.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 113, together with the appurtenant interest in the common elements of St. Charles Place Condominiums, a horizontal property regime established by Master Deed, of record in Book 6438, page 595, re-recorded in Book 6452, page 864, amended in Book 6488, page 833 and Book 6539, page 893, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Bart C. Durham, III, by deed dated February 25, 1985, from S & L Associates, a Tennessee Partnership, of record in Book 6499, page 864, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of St. Charles Place Condominium Association of record in Book 6457, page 589, Register's Office for Davidson County, Tennessee.
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 St. Charles Place Condominium Association, of record in Book 6438, page 595, re-recorded in Book 6452, page 864, amended in Book 6488, page 833 and Book 6539, page 893, Register's Office for Davidson County, Tennessee.