Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $27,000.00

Affiant

Subscribed and sworn to before me, this 6th day of June, 2007.

Notary Public
My commission expires: 05/03/2010

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 06/18/07 13:56 2 pgs
Fees:13.00 Taxes:99.90
20070618-0072659

15-0706-151127

Address of New Owner:	Send Tax Bills to:	Tax Information
The Winners Group, Inc. 1016 9th Avenue N. Nashville, TN 37208	New Owner	147-03-0-A-016.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Hanna Anki, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to The Winners Group, Inc., a Tennessee corporation, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit A-16 (erroneously referenced as Unit A-6 on prior instruments of record) on the Plan of Harding Place Condominium created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code annotated as established by a Master Deed of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, Pages 571-572, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Farah Dabit and Hanna Anki by deed from Marzduk El-Chaer, married, dated May 25, 1999, recorded June 11, 1999, of record in Book 11525, Page 267, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Hanna Anki by Quitclaim Deed from Farah Dabit, dated February 11, 2000, recorded March 1, 2000, of record in Instrument No. 20000301-0019959, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 441 Harding Place, Condo A-16, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to said Grantees, their 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 my hand this 6th day of June, 2007.

Hanna Anki

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hanna Anki, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

WITNESS my hand in Nashville, TN, this 6th day of June, 2007.

JENNIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee at Large

My Commission expires: 05/03/2010