PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 42872
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/02/01 08:25 2pgs
Fees:13.00 Taxes:373.70
20011002-0105950

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Karen L. Sekerak 129 Cottage Place, Unit 61 Nashville, TN 37214	Terrace Mortgage Co. 900 Ashwood Parkway, Ste. 130 Atlanta, GA 30338

TAX MAP-PARCEL NUMBERS: 095-02-A-129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 101,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patsy Lou George, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen L. Sekerak,** 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 Condominium Apartment in Davidson County, Tennessee, being Unit No. 61, of Cottage Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit C to the Master Deed of record in Book 6520, Page 745 as amended in 6569, page 212, Book 6636, Page 722, book 6625, Page 506 & Book 6902, Page 829, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Patsy Lou George, a single woman by deed from Linda J. Cochran, unmarried of record in book 10892, Page 541, Register's Office for said County.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "C" to the Master Deed Book 6520, Page 745 as amended in Book 6569, Page 212, Book 6636, Page 722, Book 6625, Page 506, book 6902, Page 829, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 652, Page 745, Book 6569, Page 212, Book 6636, Page 722, Book 6625, Page 506, Book 6902, Page 829, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 129 Cottage Place, Unit 61, Nashville, TN 37214

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 28th day of September, 2001.

Patsy Lou George

State of Tennessee
County of Davidson

On this 28th day of September, 2001, before me the undersigned authority, personally appeared **Patsy Lou George**, 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.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 101,000.00

Affiant

Sworn and subscribed before me on the 28th day of September, 2001.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004