RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 40995

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 205,000.00.**

Christopher L Dowdy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 28th DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: 5-19-07

BOX 50-B
~~PREPARED~~ BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
CHRISTOPHER L. DOWDY **334 Ardsley Place** **Nashville, Tennessee 37215**	COUNTRY WIDE 1900 TAPO VALLEY SIMI VALLEY CA 93063	**131-5-C-334**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, KATHRYN DARCY GUNN, UNMARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER L. DOWDY**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESEE, DESCRIBED AS FOLLOWS, TO-WIT:

A part of The Hillsborough Condominium tract as shown per plat of record in Book 6250, page 699, Register's Office for Davidson County, Tennessee; the part hereby conveyed being:

Unit No. 334 on the said section plat, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to The Hillsborough Condominiums, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 6822, page 731, said Register's Office.

TOGETHER with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in said Master Deed, the Plan and Administrative By-Laws thereunto attached and to the rules and regulations, all of which the BUYER does assume and agree to observe and perform, including but not limited to the payment of assessments.

BEING the same property conveyed to Kathryn Darcy Gunn by deed from Hilda M. McGregor and husband, James L. McGregor of record in Instrument Number 20000830-0085817, Register's Office for Davidson County, Tennessee.

This is improved property known as 334 Ardsley Place, Nashville, Tennessee 37215

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 and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 28 day of June, 2002.

Kathryn Darcy Gunn
KATHRYN DARCY GUNN

Davidson County DEEDWARR
Recvd: 07/03/02 14:13 2pgs
Fees:13.00 Taxes:758.50

20020703-0080435

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named KATHRYN DARCY GUNN, Unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28 day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.