Davidson County DEEDWARR
Recvd: 09/11/02 10:41 3pgs
Fees:18.00 Taxes:444.00
20020911-0110560

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Vivian Flatt	New Owner	Map 095-02-0-A
112 Cottage Place		Parcel 112.00CO
Nashville, TN 37214		11207 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Ralph H. Becker and wife, Lois S. Becker** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Vivian Flatt, an unmarried person** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of Cottage Place Condominiums, of record in Book 6250, pages 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6569, page 212, said Register's Office.

Being the same property conveyed to Ralph H. Becker and wife, Lois S. Becker by deed from Harrison Johnson, Jr. Trustee for Allied Partners, of record in Book 6624, page 546, said Register's Office.

This is improved property commonly known as 112 Cottage Place, Nashville, TN 37214.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.
2. Plan of record in Book 6250, pages 816-818 , said Register's Office.

3. Easement for water main running along the Lebanon Pike granted Bransford Realty Company of record in Book 722, page 268, and Book 722, page 324, said Register's Office.
4. Easement of record in Book 5256, page 398, said Register's Office.
5. Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6250, page 745, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6569, page 212, said Register's Office.
6. By-Laws of Cottage Place Homeowners' Association of record in Book 6520, page 793, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $120,000.00.

x Vivian P. Flatt
Affiant

Subscribed and sworn to before me this 4th day of September, 2002.

Notary Public

My Commission Expires: 3-19-03

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of September, 2002.

Ralph H. Becker

Lois S. Becker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ralph H. Becker and wife, Lois S. Becker, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of **September,** 2002.

Notary Public

My Commission Expires: 2-19-03

NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.