40-A

WARRANTY DEED

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN

My Commission Expires November 30, 2002

Davidson County DEEDWARR
Recvd: 09/17/02 15:42 2pgs
Fees:13.00 Taxes:218.30

20020917-0113524

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Daniel C. Cooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 2002

Notary Public

MY COMMISSION EXPIRES: 11-30-02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel C. Cooper (NAME)	Bank of America (NAME)	MAP 105-10-0-A
2020 Beech Avenue, #C-15 (ADDRESS)	200 S. College Street (ADDRESS)	PARCEL 317.00CO
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Charlotte, NC 28255 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Lester Stoltzfus, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel C. Cooper

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 No. C-15, together with the appurtenant interest in the common elements of BeechTree Condominiums, a horizontal property regime established by Master Deed of record in Book 11174, page 284, and as amended by First Amendment of record in Book 11680, page 193 Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as the Exhibit Map to the aforementioned Master Deed.

Being the same property conveyed to Lester Stoltzfus, married, by deed from Cabana, LLC, a Tennessee limited liability company, of record in Instrument No. 200004240040277, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Dolores Stoltzfus joins in the execution of this instrument to convey her interest in the property, including homestead rights, as spouse of Lester Stoltzfus.

unimproved ( )
This is improved (X) property, known as 2020 Beech Avenue, #C-15, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 16th day of September, 2002

Lester Stoltzfus by Brian Stoltzfus, Atty-in-Fact, pursuant to Power of Attorney of record in Instrument No. *,

Dolores Stoltzfus by Brian Stoltzfus,
Atty-in-Fact, pursuant to Power of Attorney
of record in Instrument No. 20020917-0113523*, R.O.D.C., TN

R.O.D.C., TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, BRIAN STOLTZFUS, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of LESTER STOLTZFUS AND DOLORES STOLTZFUS, and who acknowledged that he executed the same as the free act and deed of LESTER STOLTZFUS AND DOLORES STOLTZFUS.

Witness my hand and official seal this 16th day of September, 2002.

Notary Public

My Commission Expires: 11-30-02

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.

My Commission Expires
November 30, 2002