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Box 44

THIS INSTRUMENT PREPARED BY:
Allen D. Lentz
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
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Davidson County DEEDWARR
Recvd: 12/09/02 16:03 2pgs
Fees:13.00 Taxes:357.05

20021209-0151726

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $96,500.00.

Denise I. Joscelyn
Affiant

Subscribed and sworn to before me, this 6th day of December, 2002.

Christine L. Kind
Notary Public

My Commission Expires: 8-2-05

CHRISTINE L. KIND NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Address New Owner As Follows:
Denis I. Joscelyn
106 Laurel Hill Drive
Old Hickory, TN 37138

Send Tax Bills To:
SunTrust Bank
P.O. Box 305110
Nashville, TN 37230-5110

Map-Parcel Number
64-13B-43

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID J. DUDZINSKI AND WIFE, JULIET W. DUDZINSKI**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DENISE I. JOSCELYN, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 106, in a Horizontal Property Regime as shown on the condominium site plan of Laurel Hill Courtyard Homes, as of record in Plat Book 6900, page 573, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to David J. Dudzinski and wife, Juliet W. Dudzinski by deed from Charles R. Parrish, Sr. and wife, Emily Ann Parrish, of record in Book 10868, page 33, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Plat Book 6900, page 573, Register's Office for Davidson County, Tennessee.

2. Storm Water Detention Agreement of record in Book 6566, page 208, Register's Office for Davidson County, Tennessee.

3. Master Deed and By-Laws establishing a Horizontal Property Regime of Laurel Hill Courtyard Homes, of record in Book 7466, page 438, as amended in Book 7717, page 82, as restated in Book 8199, page 779, Register's Office for Davidson County, Tennessee.

4. Rules and Regulations of record in Book 10468, page 96, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the common elements.

This is improved property known as 106 Laurel Hill Drive, Old Hickory, TN 37138.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 6th day of December, 2002.

David J. Dudzinski

By: Juliet W. Dudzinski, Attorney in Fact

Juliet W. Dudzinski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JULIET W. DUDZINSKI**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of December, 2002.

Notary Public

My Commission Expires: 8.2.05

CHRISTINE L. LIND NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JULIET W. DUDZINSKI,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6th day of December, 2002.

Notary Public

My Commission Expires: 8.2.05

CHRISTINE L. LIND NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.