RETURN TO BOX #23

THIS INSTRUMENT PREPARED BY:
RICHARD D. BIRD
BAKER, DONELSON, BEARMAN & CALDWELL
A PROFESSIONAL CORPORATION
SUITE 1000, 211 COMMERCE STREET
NASHVILLE, TENNESSEE 37201

Davidson County DEEDWARR
Recvd: 03/14/03 14:55 3pgs
Fees:18.00 Taxes:549.45
20030314-0034565

FROM: **Betty Bass Guenther** ("GRANTOR")

TO: **Freeda Dunlap** ("GRANTEE")

ADDRESS NEW OWNER:	**SEND TAX BILLS:**	**MAP AND PARCEL NUMBER:**
Ms. Freeda Dunlap Unit 4, 104 Cottage Place Nashville, TN 37214	SAME	95-2-A/104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Betty Bass Guenther**, an unmarried person, have bargained and sold, and by these presents do transfer and convey unto **Freeda Dunlap**, her heirs and assigns, all of my interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 4 on the Plan of Cottage Place Condominiums, of record in Book 6520, 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, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6636, page 722, said Register's Office.

Being the same property conveyed to Betty Bass Guenther by Deed of record in Book 6654, page 345, Register's Office for Davidson County, Tennessee.

The above description is identical to that contained in the prior deed of record on this property.

This is improved property known as, and located at, Unit No. 4, Cottage Place Condominiums, 104 Cottage Place, Nashville, Tennessee 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, her heirs and assigns, forever.

And GRANTOR does covenant with the said GRANTEE that she is 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 below:

1. 2003 real property taxes, which have been prorated between the parties and assumed by GRANTEE.

2. All matters shown on the Plat of Cottage Place Condominiums of record in Book 6520, pages 816-823.

3. Subject to the provisions and requirements of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101, et seq. of Tennessee Code Annotated; also subject to easements, rights, and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and including without limitations, all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Cottage Place Condominiums, and recorded in Book 6520, page 745, Register's Office for Davidson County, Tennessee, as amended in Book 6569, page 212, Book 6625, page 506, Book 6636, page 722 and in Book 6902, page 829.

4. Right-of-Way easement to State of Tennessee, as set forth in instrument recorded in Book 5256, page 398.

5. By-Laws of Cottage Place Homeowners' Association of record in Book 6520, page 793.

6. Easement(s) for water main running along Lebanon Pike, granted to Bransford Realty Company of record in Book 722, page 268 and Book 722, page 324.

7. A 10 foot private sanitary sewer line easement running along a portion of the southwest corner of said property.

And GRANTOR does further covenant and bind herself, her 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 persons whomsoever.

WITNESS my hand this 14th day of March, 2003.

Betty Bass Guenther

Betty Bass Guenther

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers a Notary Public in and for said County and State, the within named, **Betty Bass Guenther**, unmarried, the within named bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of March, 2003.

RUTH ANNE CARUTHERS NOTARY PUBLIC AT LARGE TENN

Ruth Anne Caruthers
NOTARY PUBLIC

My Commission Expires: 9-17-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 148,500.00.

Freda Dunlap
AFFIANT

Subscribed and sworn to before me, this 14th day of March, 2003.

RUTH ANNE CARUTHERS NOTARY PUBLIC AT LARGE TENN

Ruth Anne Caruthers
NOTARY PUBLIC

My Commission Expires: 9-17-06

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825540-00001 03/06/2003