PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 03/12/04 14:09 2pgs
Fees:13.00 Taxes:695.60
20040312-0028740

W & I Ref:(_____) Title No: 45371
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Karen M. Gurucharri 255 Westchase Dr. Nashville, Tennessee 37205	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 116-03-F-055

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$188,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dorothy Sara Fowler Getsay, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen M. Gurucharri , unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 255 of Westchase Condominiums, Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 427 amended in Book 6250, page 43 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Dorothy Sara Fowler by deed from Eleanor Yookum, an unmarried person of record in Doc. No. 20020430-0053144 Register's Office for Davidson County, Tennessee.

Ricky Gene Getsay, spouse of Dorothy Sara Fowler Getsay joins in this conveyance, for the sole purpose of conveying any and all marital rights to subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 427, amended in Book 6250, page 43, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6097, page 266 amended in Book 6112, page 677, Book 6341, page 380, Book 6866 page 362, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 255 Westchase Drive, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of March, 2004.

Dorothy Sara Fowler Getsay

Ricky Gene Getsay

State of TENNESSEE
County of DAVIDSON

On this 11th day of March, 2004 , before me the undersigned authority, personally appeared Dorothy Sara Fowler Getsay and Ricky Gene Getsay , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $188,000.00

Affiant

Sworn and subscribed before me this the 11th day of March, 2004

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007