WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF Sept 2004

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

P-CSP-04-5601

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne Adams DeNicola	Guaranty Trust Company	
5601 Country Drive #212	(NAME) 640 Broadmor Blvd, Suite 100	162-09-0-B-010.00 CO
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONALD EUGENE BEDWELL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUZANNE ADAMS DENICOLA, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to-wit:

Town House No. 212, Building No. 17, including the garage there within a Horizontal Property Regime as shown on the Plan of Hickory Valley Condominiums, Phase 3, as of record in Book 4860, page 1, as amended in Book 4890, page 372, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Donald Eugene Bedwell, unmarried by deed from Randall Phillips Builders, Inc., dated August 16, 1977 and filed of record in Book 5185, page 451, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5601 Country Drive #212, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this day of , .

Donald Eugene Bedwell
Donald Eugene Bedwell

Davidson County DEEDWARR
Recvd: 10/04/04 10:20 2pgs
Fees:13.00 Taxes:425.13

20041004-0119046

STATE OF Tennessee

COUNTY OF Davidson

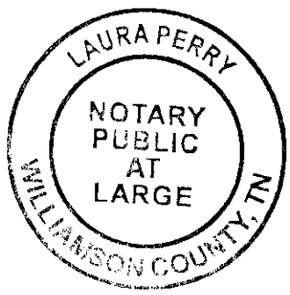
I, Laura Perry, a Notary Public of the County and State first above written, do hereby certify that Donald Eugene Bedwell, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of September 2004

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959