(1)

RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 03/07/07 14:15 2 pgs Fees:13.00 Taxes:1184.00 20070307-0028281

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00008660

MAP - PARCEL NO: 171-3-B-95 CO

Send Tax Statements To:	**Name/Address New Owner:**	**Name of Mortgagee:**
Equifirst Corp 500 Forest Point Circle Charlotte, NC 28273	Katherine Guido 641 Old Hickory Blvd Brentwood, TN 37027	Equifirst Corp Unit 132

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ANN C. COX, unmarried**, have bargained and sold and by these presents do transfer and convey unto **KATHERINE ANNE GUIDO**, her heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, Being Unit No. 98 on the Plan of Townhouse of Fredericksburg, Phase One Section Two, of record in Book 9700, page 364, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ann C Cox, unmarried by deed from Thomas Fred Landers, Sr., unmarried, of record in Instrument No. 20031105-0162467, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND I DO COVENANT with the said Grantee, her their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2007 Davidson County property taxes are a lien, but are not yet due and payable.
2. All matters as shown on the Plan of Townhomes of Fredericksburg, Phase One, Section Two, of record in Book 9700, page 364, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Book 10126, page 435, Book 10224, page 683 and corrected in Book 10294, page 850, Book 10393, page 11, Instrument No. 20000718007058, as re-recorded in Instrument No. 20050705-0076596, Register's Office for Davidson County, Tennessee

4. By-Laws of record in Book 10126, page 486 and Book 10275, page 959, Register's Office for Davidson County, Tennessee.

5. Charter for Townhomes of Fredericksburg Homeowners Association of record in Book 10126, page 430, Register's Office for Davidson County, Tennessee.

6. Fredericksburg Amenities Area deed to Radnor Development Corporation of record in Book 9443, page 538 and Plan of record in Book 7900, page 807, Register's Office for Davidson County, Tennessee

7. Dedication of site drainage easement of record in Book 10012, page 756, Register's Office for Davidson County, Tennessee

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7993, page 269, Register's Office for Davidson County, Tennessee

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9607, page 431, Register's Office for Davidson County, Tennessee

10. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7358, page 643, Register's Office for Davidson County, Tennessee

11. Easements contained in deed of record in Book 7851, page 712, Register's Office for Davidson County, Tennessee

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 5th day of March, 2007.

ANN C. COX

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANN C. COX**, the bargainor(s), with whom I am personally acquainted (or 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 seal, at office, on this 5th day of March, 2007.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE NOTARY PUBLIC LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$320,000.00**.

Affiant

SWORN TO and subscribed before me on this 5th day of March, 2007.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE NOTARY PUBLIC LARGE WILLIAMSON COUNTY, TN