This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 00282045

AFTER RECORDING PLEASE RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX #35
FILE #:00282045

BOOK 10434 PG 604

5116 04/30 0101 03CHECK 32 .95

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melody L. Fulton	FT MORTGAGE COMPANIES	Map 128-15-B
(NAME) 410 POST CREEK ROAD	(NAME) 8001 STEMMONS FREEWAY	Parcel 410 CO
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TENNESSEE 37221	(STREET ADDRESS) DALLAS, TEXAS 75247	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Kimberly D. Blackburn *have this day bargained and sold, and do hereby transfer and convey unto the said* **Melody L. Fulton, married and Richard E. Fulton and wife, Martha Fulton** *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Unit No. 410 on the plan of Post House-Bellevue Condominiums, Phase I, according to the Master Deed of record in Book 6838, page 445, Register's Office for Davidson County, Tennessee, and more particularly described in Book 6838, pages 472-474, said Register's Office, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Kimberly D. Blackburn, unmarried, and James Vernon Blackburn, married, by deed from Bellevue Post House, Inc., a Tennessee Corporation, of record in Book 7539, page 495, Register's Office for Davidson County, Tennessee. James Vernon Blackburn quitclaimed his interest in the property to Kimberly D. Blackburn by Quitclaim Deed of record in Book 10434, page 602, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 83,500.00

Subscribed and sworn to before me, this the 28th day of April, 1997.

Affiant

My Commission Expires: March 24, 2001
[Affix Seal]

Notary Public Mary B. Simmons

unimproved ( )
This is improved (X) property known as 410 Post Creek Road, Bellevue, Tn 37221
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claimimg by, through or under the grantor.

Whenever 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 our hand this 10th *day of* February, 19 97, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kimberly D. Blackburn
Kimberly D. Blackburn

*STATE OF*_____
*COUNTY OF*_____

BOOK 10434 PG 605

Personally appeared before me, _____, *a Notary Public in and for said County and State,* _____
_____
_____, *the within named bargainor* _____
_____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at _____, *this* __ *day of*_____, *19*___.

_____
Notary Public

*My Commission Expires:*_____

---

*STATE OF*_____
*COUNTY OF*_____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____
___, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____
_, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and official seal, at office in _____, *this* __ _ *day of* _____, *19*___.

_____
Notary Public

*My Commission Expires:*_____

Encumbrances:

1. Taxes for 1997 and all subsequent years.

2. The premises herein insured is a condominium apartment established pursuant to the provisions of the TennesseeHorizontal Property Act as the same is set out in Section 66-27-101 et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Post House-Bellevue Condominiums, Phase I, of record in Book 6838, pages 445 thru 474, as amended in Book 6846, page 811, Book 6846, page 816, Book 6846, page 821, Book 8044, page 195, Book 8047, page 867, Book 8101, page 562, and in Book 8626, page 588, Register's Office for Davidson County, Tennessee.

3. Subject to rights of others in and to the common areas/elements.

4. Storm Water Detention Agreement of record in Book 6534, page 325, said Register's Office.

WARRANTY DEED | **FROM** | | **TO** | | | |

BK/PG 10434:606

STATE OF Ohio τ
COUNTY OF Butler τs.s.

On February 10, 1997 before me, Dixie Stickler Kent D. Blackburn a Notary Public in and for said County and State, personally appeared Kent D. Blackburn personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Dixie L. Stickler

My Commission expires:

DIXIE L. STICKLER
Notary Public, State of Ohio
My Commission Expires May 22, 2000

(This area for official notarial seal)

0299480
IDENTIF. # REFERENCE

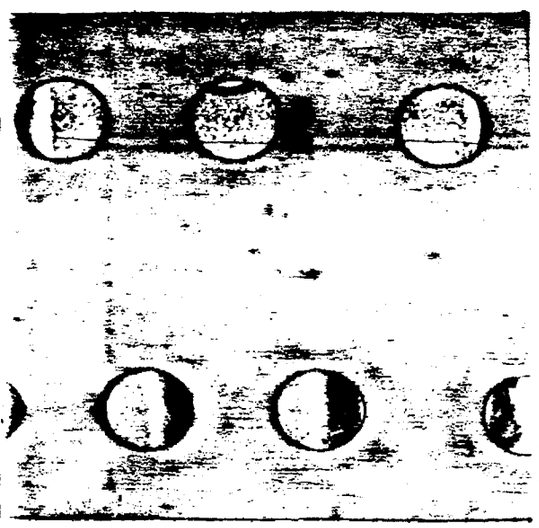
97 APR 30 AM 11:03
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

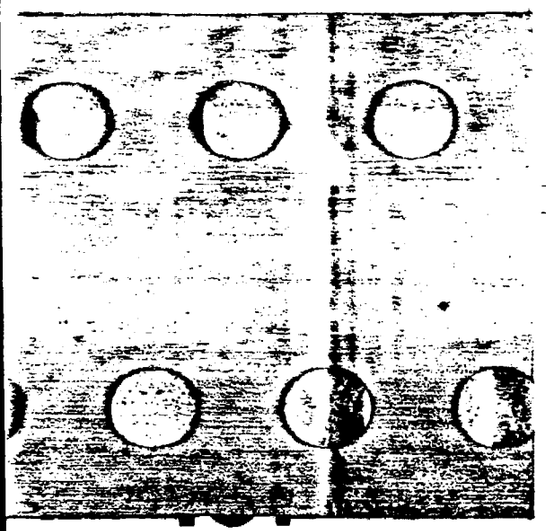
REQUIRED NOTARY PUBLIC INFORMATION

Notary Public's Business Address: 9450 Seward Rd
Fairfield, Ohio 45014

Notary Public's Business Phone: (513) 881-8176

Notary Public's Name: Dixie L. Stickler
(Please print or type)





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10434 PG 607

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 83500.00
				CON TX 308.95
				PRFEE 1.00
				WDEED 20.00
				~~TOTAL 329.95~~
				~~CHECK 329.95~~
			04/30/97 01	11:07 0001 5116

TOTAL 321.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0299480
IDENTIF. # REFERENCE

97 APR 30 AM 11:03
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

VOID
WDEED 20.00
WDEED 12.00
~~TOTAL 8.00~~
~~CHECK 8.00~~
04/30/97 01 11:46 0001 5129

No. 1145212