BOOK 10550 PG 193

WARRANTY DEED

FROM: Sheryl Ann Kirby, Grantor

TO: Laura Jean Downey, Grantee

This instrument was prepared by:
Katherine S. Allen
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

Laura Jean Downey
416 Post Creek Road
Nashville, TN 37221

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:

Market Street Mortgage Corporation
P. O. Box 22128
Tampa, FL 33622

Map-Parcel Numbers

Map 128-15-B
Parcel 416

Field Book Numbers

9D-80158

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seventy One Thousand Five Hundred Dollars ($71,500).

Laura Jean Downey
Affiant

SUBSCRIBED AND SWORN TO before me, this the 10th day of November, 1992.

Pamela L. Lowery
Notary Public

My Commission Expires: May 9, 1993

FOR AND IN CONSIDERATION OF the sum of Seventy One Thousand Five Hundred Dollars ($71,500), the receipt and sufficiency of which are hereby acknowledged, Sheryl Ann Kirby, formerly known as Sheryl Ann Clarke, Grantor, has bargained and sold, and by these presents do transfer and convey unto the said Laura Jean Downey, Grantee, her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit 416 as shown on the Plat of Post House-Bellevue Condominium, Phase I of record in the Master Deed for Post House-Bellevue Condominium, Phase I in Book 6838, Page 445; and referred to as Exhibit "C" found at pages 472, 473 and 474 to which plan reference is hereby made for a more complete description;

all references of record in the Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Sheryl Ann Clarke, by deed from Bellevue Post House, Inc., a Tennessee corporation, of record in Book 7522, page 444, Register's Office for Davidson County, Tennessee

This conveyance is expressly made subject to the following:

1. The lien for 1992 taxes.

2. Any and all existing easements and restrictions of record.

3. Restrictive covenants of record in Book 6838, page 445 and Book 6838, page 462, Register's Office for Davidson County.

4. Deed of Trust executed by Sheryl Ann Clarke, unmarried, to Roger K. Yates, Trustee, for Homeland Mortgage Corporation, securing the original principal amount of $70,700.00, dated April 15, 1988 and filed for record on April 21, 1988 at 8:09 A.M. in Book 7522, Page 447, Register's Office for Davidson County.

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, successors, and assigns, forever.

Grantor, Sheryl Ann Kirby further states that, since the date of the deed conveying title to her, she has married and now uses the name of Sheryl Ann Kirby instead of Sheryl Ann Clarke.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantors, her heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness her hand this 3rd day of November, 1992.

Sheryl Ann Kirby

SHERYL ANN KIRBY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Carol A. Rehder, a Notary Public of said County and State, Sheryl Ann Kirby, 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, at Office, this 3rd day of November, 1992.

Carol A. Rehder
Notary Public

My Commission Expires: 1-23-94

0332314
IDENTIFICATION REFERENCE
97 JUL 31 AM 11:53
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
1154 07/31 0101 03CHECK 277.55

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

RECEIVED OF _____

FOR _____

BOOK 10550 PG 196

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	71500.00
CON TX	264.55
PRFEE	1.00
WDEED	12.00
TOTAL	277.55
CHECK	277.55

07/31/97 01 11:58 0001 1154

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0332314
IDENTIF. & REFERENCE

97 JUL 31 AM 11:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1180794