98-1821

BOOK 11204 PAGE 866

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: 10-31-2000
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 170 Cude Lane, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Ford (NAME)	James A. Ford (NAME)	MAP 128-15B
405 Post Creek Rd. (ADDRESS)	405 Post Creek Road (ADDRESS)	PARCEL 405
Nashville, Tennessee ~~37055~~ 37221 (CITY) (STATE) (ZIP)	Nashville, TN ~~37055~~ 37221 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Cynthia Rose Simpson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Ford, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 No. 405 on the Plan of Post House-Bellevue Condominiums, Phase I, of record in Book 6838, page 472-474, Register's Office for Davidson County, Tennessee, said plan being appended as Exhibit C to the master Deed for Post House-Bellevue Condominiums, Phase I, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia Rose Simpson, by deed from Cynthia Rose Simpson, Successor Trustee of the Richard R. Simpson Revocable Trust, of record in Book 10840, page 651, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the terms, conditions, easements, rights and liens as set forth in the Master Deed establishing a Horizontal Property Regime of Post House-Bellevue Condominiums, Phase I Condominiums (TCA 64-2704 et seq.) and the By-Laws appended thereto, of record in Book 6838, page 445; Book 6838, page 462; amended in Book 4846, page 811; Book 6836, page 816 and in Book 6846, page 821, said Register's Office; All matters appearing on the plan of record in Book 6838, page 472-474, said Register's Office; The lien for any unpaid dues and/or special assessments levied pursuant to the terms of the Master Deed shown above, and rights of others in and to the common elements and/or areas.

unimproved ( )
This is improved (X) property, known as 405 Post Creek Rd., Nashville, Tennessee ~~37055~~ 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 2nd day of November, 19 98

Cynthia Rose Simpson

11/11/98 0101 03CHECK 406.90

BOOK 11204 PAGE 867

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia Rose Simpson, unmarried

the bargainor _____, 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 official seal at Madison, Tennessee, this 2nd day of November 19 98

Commission expires 10-1-2000

Notary Public

DANIEL PARKER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0512570
IDENTIF. & REFERENCE

98 NOV 16 AM 8:44

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 11204 PAGE 868

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 107000.00
CON TX 395.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 406.90
CHECK 406.90

11/16/98 01 08:43 0001 7017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0512570
IDENTIF. ↑ REFERENCE

98 NOV 16 AM 8:44
DILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1372108