WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37464)

BOOK 11285 PAGE 78

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
31st DAY OF December 19 98

ALAN L. SATURN NOTARY PUBLIC
Notary Public AT LARGE
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201
My Commission Expires SEPT. 28, 2002

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa E. Bronston	CTX Mortgage Company	128-15-B-212
(NAME)	(NAME)	
212 Post Creek Road	P.O. Box 19000	9D-80128
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Dallas, Texas 75219-9000	
(CITY) (STATE) (ZIP)	(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, Rebecca D. Tidman and J. Haskell Tidman, Jr. and wife, Annette Tidman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa E. Bronston and Bruce W. Peebles AS JOINT TENANTS WITH RIGHTS OF SURVIVERSHIP AND NOT AS TENANTS IN COMMON

BWP
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 212 as shown on the Post House-Bellevue Condominium Phase Three of record in the Corrected Second Amendment to Master Deed for Post House - Bellevue Condominium (Annexation of Phase III) in Book 8047, Page 867 and referred to as Exhibit "B" found at pages 869, 870, and 871 to which plan reference is hereby made for a more complete description; Book 8047, page 867 amending original Master Deed of record in Book 6838, Page 445; all references of record in the Register of Deeds Office for Davidson County, Tennessee.

BEING the same property conveyed to Rebecca D. Tidman and J. Haskell Tidman, Jr., married, by deed from Bellevue Post House, Inc. a TN Corp. of record in Book 8049, Page 790, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

Annette Tidman, wife of J. Haskell Tidman, joins in this Warranty Deed only for the purpose of conveying such marital rights if any that she may have in and to said property.

unimproved ( )
This is improved (X) property, known as 212 Post Creek Road, Nashville, TN 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 31st day of December 19 98

Rebecca D. Tidman

Annette Tidman

J. Haskell Tidman, Jr.

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 Rebecca D. Tidman and J. Haskell Tidman, Jr. and wife, Annette Tidman

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 Nashville, Tennessee, this 31st day of December, 1998.

Commission expires 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON 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

053480
IDENTIF. ↑ REFERENCE

99 JAN -6 PM 1:06

REGISTER
DAVIDSON COUNTY, TN.

99 01/06 0101 03CHECK 369.90

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11285 PAGE 80

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE			

			CAMT	97000.00
			CON TX	358.90
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	369.90
			CHECK	369.90
01/06/99	01	13:04	0001	9311

05334800
IDENTIF. ▲ REFERENCE

99 JAN -6 PM 1:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408691