Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #99-1531

BOOK 11647 PAGE 269

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Meline A. Catignani, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto John Rios, Unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit No. 305 as shown on the Post House-Bellevue Condominium, Phase Two of record in the First Amendment to the Master Deed for Post House-Bellevue Condominium (Annexation of Phase II) in Book 6846, page 811; and referred to as Exhibit "B" found at pages 813, 814 and 815 to which plan reference is hereby made for a more complete description; Book 6846, page 811 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.

[illegible] 350.25

Being the same property conveyed to Meline A. Catignani by deed of record in Book 7832, Page 726, Registers office for said County.

06317611

RECEIVED FOR REFERENCE

99 SEP -2 PM 1:18

ALL STATE TITLE REGISTER
DAVIDSON COUNTY, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 305 Post Creek Road, Nashville TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of August, 1999

Meline A. Catignani

Meline A. Catignani

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

State of Tennessee)
County of Davidson)

On this 27th day of August, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Meline A. Catignani, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2007

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 102,500.00.

X John Rios
Affiant

Sworn and subscribed before me on this the 27th day of August, 1999.

Notary Public

My Commission Expires: 9-29-2007

NEW OWNER:
John Rios
305 Post Creek Road
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
128-15-B-305CO

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11647 PAGE 271

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

CHK T

102500.00

CO TX 379.25

PRFEE 1.00

CFEE 8.00

MISC 2.00

TOTAL 390.25

CHECK 390.25

99-02759 03 13:16 0001 4085

99 SEP -2 PM 1:19

BILL GARRETT-REGISTER
DAVIDSON COUNTY, TN.

0631761

RECORDER'S REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512124