WARRANTY DEED

MARRAH-SCHUMACHER-H0

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,020.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF July, 2001.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GEORGE R. WOODS JR. NOTARY PUBLIC EXP. 7/23/02 SUMNER COUNTY, TN

~~THIS INSTRUMENT WAS PREPARED BY:~~
Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey J. Marrah, unmarried and Raquel Schumacher, unmarried	First Trust Bank for Savings	128-15-B-405 CO
(NAME)	(NAME)	
405 Post Creek Rd.	P.O. Box 17257	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JAMES A. FORD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JEFFREY J. MARRAH, UNMARRIED AND RAQUEL SCHUMACHER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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, pages 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 James A. Ford, unmarried, by Deed from Cynthia Rose Simpson, unmarried, executed on November 2, 1998, and filed for record on November 16, 1998, in Book 11204, page 866, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act," as the same is set out in Section 66-27-101 et seq. of the Tennesee Code Annotated, as is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements, rights, and interest 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 building thereon; and also including, without limitations, all conditions, convenants, restrictions, and options burdens, assessments, and other undertakings contained in the Master Deed of record in Book 6838, page 445; and Book 8626, page 588; and By-Laws of record in Book 6838, page 462; and also Amendments of record in Book 6846, page 811; Book 6846, page 816; and Book 6846, page 821, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 405 Post Creek Rd., Nashville, Tennessee 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/our hand(s) this 6th day of July, 2001.

James A. Ford

Davidson County DEEDWARR
Recvd: 07/17/01 15:04 2pgs
Fees:13.00 Taxes:410.77
20010717-0075929

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 James A. Ford, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of July, 2001.

My Commission Expires:

GEORGE R. WOODS JR. NOTARY PUBLIC EXP. 7/23/02 SUMNER COUNTY, TN

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 6th day of July, 2001.

My Commission Expires _____

_____

Notary Public

AFTER RECORDING PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
~~113 Hazel Path, The Southall Building~~ 120 Anderson Lane
Hendersonville, Tennessee 37075