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PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 10/19/01 14:34 3pgs
Fees:18.00 Taxes:453.25
20011019-0114421

W & I Ref:(ST) Title No: 42957
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Peggy L. Pellett 207 Post Creek Road Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 128-15-B-207

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$122,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William R. McCoy and spouse, Deborah A. McCoy**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Peggy L. Pellett** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 207 of Post House Bellevue Condominium, Phase III a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit to the Master Deed of record in Book 6838, Page 445, and amended in Book 8047, Page 867, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to William McCoy and spouse, Deborah A. McCoy by deed from Eileen M. Casey, unmarried of record in book 11504, Page 570, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of William R. McCoy and spouse, Deborah A. McCoy by Joyce B. Hobbs as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein.

Description Reference: Described from information contained in recorded condominium documents.

Taxes for 2002, and subsequent years. Said taxes are neither due nor payable. Tax reference numbers: 128-15-B-207. Subject to the provisions of the condominium Master Deed of record in Book 6838, Page 445, Book 6846, Page 811, Book 6846, Page 816, Book 6846, Page 821, Book 8044, Page 1985, Book 8047, Page 867, as amended in Book 8101, Page 562, Book 8626, Page 588, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition , conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as: 207 Post Creek Road, Nashville, Tennessee 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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this.

William R. McCoy by Joyce B. Hobbs Atty-in-fact

Deborah A. McCoy by Joyce B. Hobbs Atty-in-fact

State of Tennessee
County of Davidson

On this 18th day of October, 2001, before me the undersigned authority, personally appeared **Joyce B. Hobbs**, , 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 on behalf of **William R. McCoy and Deborah A. McCoy** , as Attorney-In-Fact, as the free act and deed of the said Principal..

My Commission Expires: _____

Notary

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $122,500.00

Peggy D Pelletz
Affiant

Sworn and subscribed before me this the 18th day of October, 2001

Linda S. Connelly
Notary Public

My Commission Expires: 5/28/05

LINDA S. CONNELLY NOTARY PUBLIC AT LARGE STATE OF TENN.

EXHIBIT "A"
To
Warranty Deed

FROM: William R. McCoy and spouse, Deborah A. McCoy

TO: Peggy L. Pellett

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Joyce B. Hobbs, Affiant

Sworn to and subscribed before me this 18th

day of October, 2001

Notary Public

My Commission Expires:_____