File Box 1913

THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
BANK OF AMERICA, N.A.
P.O. BOX 1675
CORAOPOLIS, PA 15108

MAP PARCEL NUMBERS
128-15-B-307.00

Davidson County DEEDWARR
Recvd: 08/01/03 16:08 2pgs
Fees:13.00 Taxes:466.20
20030801-0109651

WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of July, **2003**, by and between **Mark A Brown and Rachel Brown, husband and wife**, party of the first part, and **Richard O'Donnell**, party of the second part,

WITNESSETH: That for and in consideration of **$126,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in NASHVILLE County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 307 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 Two) in Book 6846, page 811; and referred to as Exhibit "B" found at pages 813, 814, and 815. to which plan reference is made for a more complete description; Book 6846, page 811, Amending original Master Deed of Record in Book 6838, page 445, all referenced of record in the Register's Office for Davidson County, Tennessee.

"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantee(s); Restrictive Covenants of record in Book 6838, Page 445 and Book 6838, Page 462; any and all matters in the plan of record; Master Deed of record in Book 6838, Page 445, and amended in Book 6846, Page 811; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc., all of record in the Register's Office for Davidson County, Tennessee."

"The above legal description is identical to the one in the previous deed of record."

Being the same property conveyed to Mark A. Brown, unmarried by Warranty Deed from Terry L. Blount and wife, Gloria A. Blount, of record in Book 11081, page 52, Dated 6-30-98, and recorded 7-13-98, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Mark A Brown

Mark A Brown

Rachel A Brown by Mark A Brown as Attorney-in-fact

Rachel Brown

POWER OF ATTORNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK A. BROWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **Rachel Brown,** and w ho acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of said Rachel Brown, as recorded simultaneously herewith.

Witness my hand, at office, this 25th day of July **2003.**

Notary Public

My Commission Expires: 3/31/07

Name and Address of Property Owner:
Richard M. O'Donnell
307 Post Creek Road
Nashville, TN 37221

Property Address:
307 Post Creek Road
Nashville, TN 37221

Person Responsible for Taxes:
BANK OF AMERICA, N.A.
P.O. BOX 1675
GREENVILLE, PA 15108

Parcel #: 128-15-B-307.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$126,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 25th day of JULY, **2003.**

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires. 3/31/07

RETURN TO:

BALDWIN LAND TITLE, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076