(1)

Realty 07

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,900.00

Mildred I Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 4-28-04 (AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN.
My Commission Expires APRIL 23, 2004

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Stein	1st Trust Bank for Savings	Map 128-15-0-B Parcel 301.00 CO
(NAME)	(NAME)	
301 Post Creek Rd.	PO Box 17357	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Memphis TN 38187	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mildred I. Russell**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Stein and Carole Stein both unmarried, as joint Tenants with the Right of Survivorship and not as Tenants in Common**, 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:

Situated in Davidson County, Tennessee, being Unit No. 301 as shown on the Plan of 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 of Davidson County, Tennessee.

Being the same property conveyed to Mildred I. Russell, unmarried by Warranty Deed of record in Book 10751, Page 3, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

2003 property taxes shall be the responsibility of the Grantees when due and payable.

This is improved property, known as 301 Post Creek Road # 301, 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 15th day of August, 2003.

Mildred I. Russell
Mildred I. Russell

Davidson County DEEDWARR
Recvd: 08/25/03 12:19 2pgs
Fees:13.00 Taxes:421.43

20030825-0122973

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Mildred I. Russell the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this: 8/15/2003.

Commission expires: 4-28-04

Larry D. Craig Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TN

My Commission Expires APRIL 28, 2004