PICK-UP

RECORD & RETURN TO:

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/03 16:09 2pgs
Fees:13.00 Taxes:403.30

20030829-0126076

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $109,000.00.

Benjamin C Corbett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF AUGUST, 2003.

Amy Adams Gowan
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

NOTARY PUBLIC AT LARGE
Amy Adams Gowan
My Commission Expire
November 25, 2006
STATE OF TENNESSE

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19676SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Benjamin C. Corbett 305 Post Creek Road Nashville, TN 37221	SAME	128-15-B-305

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John Rios and Lisa Rios, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Benjamin C. Corbett, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

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 made for a more complete description; Book 6846, page 811, amending the original Master Deed of record in Book 6838, page 445, all references of record in the Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to John Rios, unmarried, by Deed from Meline A. Catignani, unmarried, of record in Book 11647, page 269, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record as Exhibit "B" to Master Deed in Book 6846, page 811, and appearing at pages 813, 814 and 815, in the Register's Office for Davidson County, Tennessee; and
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings

contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Post House-Bellevue Condominiums, Phase Two, of record in Book 6838, page 445, as amended in Book 6846, page 811, Book 6846, page 816, Book 6846, page 821, Book 8044, page 195, Book 8047, page 867, and re-recorded in Book 8101, page 562, and Book 8626, page 588, in the Register's Office for Davidson County, Tennessee; and

4. Storm water detention agreement filed by Creekstone Limited, a Joint Venture, of record in Book 6534, page 325, in said Register's Office; and
5. Homeowners' Association Charter of record in Book 6848, page 541, in said Register's Office; and
6. Terms and provision of Master Deed and By-Laws of record in Book 6838, page 445, and amended in Book 6846, page 811, Book 6846, page 816, Book 6846, page 821, Book 8044, page 195, Book 8047, page 867, and re-recorded in Book 8101, page 562 and Book 8626, page 588, said Register's Office; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 29th day of August, 2003.

John Rios

Lisa Rios

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 29th, 2003, before me personally appeared John Rios and Lisa Rios to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 29th day of August, 2003.

NOTARY PUBLIC

My Commission Expires: _____

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE