PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (KM) Title No: 45243

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/22/03 09:27 2pgs
Fees:13.00 Taxes:462.13

20031222-0181597

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Christopher G. Allen 415 Post Creek Road Unit No. 415 Nashville, Tennessee 37221	CTX Mortgage Company, LLC 216 Centerview Drive, #233 Natchez Building Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 128-15-B-415

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$124,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Annette C. Hoppe**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher G. Allen** 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. 415 of Post House-Bellevue Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Book 6838, Page 811, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Annett C. Hoppe, a single person by deed from John I. Sterling and spouse, Cathie E. Sterling of record in Book 8611, Page 121, Register's Office for said County.

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

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "C" to the Master Deed, Book 6838, Page 811, said Register's Office, which Plan shows minimum building set back lines and easements and to which Exhibit reference is hereby made for a more complete description, Storm Water Detention Agreement filed by Creekstone Limited, a joint venture of record in Book 6534, Page 325, said Register's Office. The provisions of the condominium Master Deed of record in Book 6836, page 445, amended in Book 6846, page 811, Book 6846 page 816, Book 6846, Page 821, Book 8047, Page 867, rerecorded in Book 8101, Page 562, Book 8044, Page 195, 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.

This is improved property, known as: 415 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 18th day of December, 2003 .

Annette C. Hoppe

State of TENNESSEE

County of DAVIDSON

On this 18th day of December, 2003 , before me the undersigned authority, personally appeared **Annette C. Hoppe** , 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, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE

County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $124,900.00

Affiant

Sworn and subscribed before me this 18th day of December, 2003

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007