PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: _____ Title No: 46010

Dav. Co. File: Box 8

After Recording Return To
Nations Title Agency, Inc.
3214 Maryland Way, Suite 208
Brentwood, TN 37027
04TN0 7187

Davidson County DEEDWARR
Recvd: 11/18/04 11:09 2pgs
Fees:13.00 Taxes:351.50
20041118-0138517

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jessica Gingras 403 Post Creek Road Nashville, Tennessee 37221	PINNACLE NATIONAL BANK 211 COMMERCE STREET, STE. 300 NASHVILLE, TN 37201

TAX MAP-PARCEL NUMBERS: 128-15-B-403

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$95,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emma B. Greer , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jessica Gingras , unmarried** 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.403 of Post House-Bellevue Condominium, Phase I, of record in Book 6838, page 445, as set further in Exhibit "C" to the Master Deed and By-Laws, Register's Office for said County and to which plan and record thereof are incorporated herein and made a part hereof by reference, 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 Emma B. Greer, a single person by deed from Sandra H. Cox and spouse, Kenneth Cooper and Clifford Hinkle and spouse, Luradean Hinkle of record in Book 9474, page 232, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "C" to the Master Deed in Book 6838, Page 445, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: 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 8047, page 867, 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: 403 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 15th day of November, 2004 .

Emma B. Greer

State of TENNESSEE
County of WILLIAMSON

On this 15th day of November, 2004 , before me the undersigned authority, personally appeared **Emma B. Greer**, 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.

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

My Commission Expires

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $95,000.00

Affiant

Sworn and subscribed before me this 15th day of November, 2004

PAMELA B. MATHENEY NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES NOV. 2, 2004 DAVIDSON COUNTY, TN

My Commission Expires:

Notary Public