Davidson County DEEDWARR
Recvd: 06/03/05 10:42 2 pg
Fees:13.00 Taxes:279.35
20050603-0063270

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 75,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF MAY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2006

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00796

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Kim Parent and Wayne Baird	NEW OWNER	MAP:142-15A
112 Bellevue Road, #42		Parcel:42.00CO
Nashville, TN 37221	,	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TIFFANY K. POST, NOW TIFFANY OLSON, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KIM PARENT AND HUSBAND, WAYNE BAIRD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 112 Bellevue Road, #42, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 31st day of May, 2005.

Attorney In Fact For Tiffany Olson

Tiffany Olson
BY: J. DAVID PEARSON, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 31st day of May, 2005, before me personally appeared J. David. Pearson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tiffany Olson and acknowledged that he executed the same as the free act and deed of said Tiffany Olson.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2006

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 42, BELLEVUE MANOR CONDOMINIUMS, FIRST REVISION, as established under Master Deed of record in Book 5200, Page 231, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Tiffany K. Post, unmarried by Warranty Deed from Sarah J. Morgan, formerly Sarah J. McKay and husband, Richard A. Morgan, recorded on the 27th day of April, 2000 in Instrument No. 200004270041540, in the Register's Office of Davidson County, Tennessee. **

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Tiffany Olson pursuant to a power of attorney executed by the same on May 24, 2005, and being filed for in Instrument # 20050603006326 9, Register's Office for Davidson County, Tennessee.

** Tiffany K. Post, having since married, the property is now vested in Tiffany Olson, a married woman. Tiffany Olson's spouse has never lived in this property as a primary residence, therefore no homestead rights or spousal interest attached.