Davidson County DEEDWARR
Recvd: 03/28/06 10:39 2 pgs
Fees:13.00 Taxes:108.03
20060328-0035108

WARRANTY DEED

FROM: Corker J. DeLoach and wife, Ann B. DeLoach

TO: Martha J. Poston

ADDRESS NEW OWNER :	SEND TAX BILLS TO	MAP-PARCEL NO.
Martha J. Poston 370 Wallace Rd. #B13 Nashville TN 37211	ABN AMRO Mortgage Group 2600 W. Big Fever Rd. Troy MI 48084	147-3-B 142

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, including assumption by the Grantee of the mortgage loan obligation evidenced by a Deed of Trust recorded at Book 7006, Page 568, and Assumption Agreement of record in Book 9737, Page 827, Register's Office of Davidson County, Tennessee, We, CORKER J. DELOACH and wife, ANN B. DELOACH, hereinafter called the *Grantors*, have bargained and sold, and by these presents do transfer and convey unto MARTHA J. POSTON, hereinafter called the *Grantee*, her heirs and assigns, all of our right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Unit No. B-13 of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.
>
> Being the same property conveyed to Corker J. DeLoach and wife, Ann B. DeLoach by Warranty Deed from Freeman Webb Developers, Inc., a Tennessee corporation, of record in Book 7006, Page 565, Register's Office for Davidson County, Tennessee.

This is improved property known as 370 Wallace Road, Unit B-13, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as herein stated.

GRANTORS FURTHER COVENANT and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, her heirs, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts and agrees to be bound by the foregoing instruments creating Southern Hills Condominium and Southern Hills Condominium Association, Inc. Grantee further agrees hereby to pay all assessments, whether special or general, which are levied by Southern Hills Condominium Association, Inc. in connection with Southern Hills Condominium. Grantee specifically consents to the terms and conditions of Paragraph 8 of the Master Deed providing for the retention of a lien in favor of the Association to secure payment of all assessments and a power of sale to enforce the assessment lien.

WITNESS our hands this 9th day of March, 2006.

Corker J. DeLoach

Ann B. DeLoach

****

STATE OF TENNESSEE
COUNTY OF Warren

Personally appeared before me, Tanarra Grissom, a Notary Public in and for said County and State, the within named Corker J. DeLoach and Ann B. DeLoach, the bargainors, with whom I am personally acquainted, or who proved identity to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes herein contained.

WITNESS my hand and official seal at McMinnville, Tennessee, this 9th day of March, 2006.

Notary Public

TANARRA GRISSOM STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

My commission expires: March 11, 09

****

STATE OF TENNESSEE
COUNTY OF Warren

The actual consideration or value, whichever is greater, of this transaction is $29,196.29.

Affiant

Sworn to and subscribed before me this 9th day of March, 2006.

NOTARY PUBLIC

My commission expires: March 11, 09

TANARRA GRISSOM STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

****

This instrument prepared by David J. Tarpley, Attorney, 300 Deaderick Street, Nashville, TN 37201

****