This Instrument Prepared By:

Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
6080438

Davidson County DEEDWARR
Recvd: 11/03/08 12:23 2 pgs
Fees:13.00 Taxes:291.93

20081103-0109188

Send Tax Bills To:
US Bank, NA
9321 Dilve Blvd
St. Louis, MO 63132

New Owner is:
James A Harper III
500 Paragon Mill Road Unit D-1
Nashville, TN 37211

MAP: 133-11-0A
PARCEL: 019.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Janet E. Post**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James A Harper III, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Unit No. D-1 of Canterbury Hall Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5440, page 255, as amended in Book 5441, page 819 and Book 5865, page 101, in the Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, page 159, said Register's Office, together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in said Master Deed, including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan.

Being the same property conveyed to Janet E. Post, by Warranty Deed from Edith may Carling, dated 4-26-96 and recorded 5-1-96 in Book 10035, page 187, in the Register's Office of Davidson County, Tennessee. âNOTE: No probate records found for Janet E. Post in the Probate Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

This is **improved** property known as: 500 Paragon Mill Road Unit D-1, Nashville, TN 37211

J.E.P. by MJM Attorney in Fact
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of October, 2008.

GRANTOR:

Janet E Post by Nancy J McClain POA Attorney in fact

Janet E. Post by Nancy J. McClain, Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF Indiana)

COUNTY OF Madison)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Nancy J. McClain , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by Janet E. Post, and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Record Book *, Page _____, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 29 day of Oct., 2008.

*Instrument # 20081103-0109187

NOTARY PUBLIC SEAL INDIANA

Thomas M. Boeman

Notary Public Thomas M. Boeman

My Commission Expires: 5/11/09

STATE OF TN)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $78,900.00.

Affiant

SWORN TO and subscribed before me this 29th day of Oct. 2008.

NOTARY PUBLIC
My commission expires:
9.26.09

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009