04-64-968-2

This instrument was prepared by
BASS, BERRY & SIMS EWB
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

BOOK 5379 PAGE 794

Address New Owner(s) As Follows	Send Tax Bills To	Map-Parcel Numbers
WILLIAM JOSEPH ATKINS and wife, RITA ANN ATKINS	SECURITY FEDERAL	103-15-B
(Name)	(Name)	
Lion's Head Condominium #57 4487 Post Place	P. O. Box 15917	Parcel 57
(Address)		
Nashville, Tennessee 37205	Nashville, Tenn. 37215	
(City) (State) (Zone)		

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, Lions Head Associates, a general partnership composed of Andrews Properties, Inc. and Cherokee Properties, Inc., Tennessee corporations, (hereinafter called "Lions Head"), has this day bargained and sold, and does hereby transfer and convey unto William Joseph Atkins and wife, Rita Ann Atkins, (hereinafter called "Grantee" whether this deed shall be executed in favor of one or more persons), certain real estate in Davidson County, Tennessee, as follows:

Unit No. 57 of Lion's Head Condominium, a Condominium or horizontal property regime established by Master Deed of record in Book 5340, page 70, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, page 82, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed (and By-Laws which are an exhibit thereto), including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Plan, Master Deed and By-Laws, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

Being part of the same property conveyed to Lions Head Associates, a partnership composed of Nelson C. Andrews and David K. Wilson, by deed from Lions Head Apartment, a Tennessee limited partnership, by deed of record in Book 5287, page 556, said Register's Office, the partnership interests of Nelson C. Andrews and David K. Wilson having since been assigned to Andrews Properties, Inc. and Cherokee Properties, Inc., respectively.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, to the said Grantee, his heirs and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the aforesaid real estate in fee simple; that it has a good right to sell and convey the same; and that the same is unencumbered, except for (1) current real estate taxes; (2) easements, covenants, restrictions, and building lines of record; (3) easements in favor of other Unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the said property as a whole, and the buildings thereon, to serve some or all of the Units therein; (4) applicable zoning and building laws or ordinances and the Horizontal Property Act of Tennessee; (5) all provisions of the Plan, Master Deed and By-Laws, and any amendments thereto; (6) any existing lease of the Unit known to Grantee; and (7) liens and other matters, if any, against which Grantee's title insurer commits to insure.

DEC29 CONV 52,900.00
DEC29 S'TAX B* 137.54
DEC29 PR'FEE B* .50
DEC29 W'DEED B* 4.00 * 142.04

AND Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to the said Grantee(s), their heirs and assigns, against the lawful claims of all persons claiming under it.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized partner on this 27th day of December, 1978.

LIONS HEAD ASSOCIATES, a Partnership

By: ANDREWS PROPERTIES, INC., a General Partner

By Judy Andrews
its Secretary-Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $52,900.00.

William Joseph Atkins
Affiant

Subscribed and sworn to before me, this the 27th day of December 1978

Anne Marsden
Notary Public

My Commission Expires:
July 18, 1982

F.O. 71.99
IDENTIF. REFERENCE
Dec 29 8 50 AM '78
FELIX A. NELSON, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Judy Andrews, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Sec-Treas of ANDREWS PROPERTIES, INC., a corporation, a general partner of the within-named bargainor, and that She as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by herself as such officer.

WITNESS my hand and seal, at office at Nashville, Tennessee, this 27th day of December 1978

Anne Marsden
Notary Public

My Commission Expires:
July 18, 1982