04-64-1421-3

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

SPECIAL WARRANTY DEED

BOOK 5588 PAGE 483

Address New Owner(s) As Follows	Send Tax Bills To	Map-Parcel Numbers
Richard H. Kay, et ux		103-15-B
# 7 (Name)	(Name)	
Lion's Head Condominium		7
4487 Post Place		
(Address)		
Nashville, Tennessee 37205		
(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 Richard H. Kay & wife, Geraldine B. Kay (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. 7 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.

04/09 196.04 - CHECK

2402

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 7th day of April, 1980.

LIONS HEAD ASSOCIATES, a Partnership

By: ANDREWS PROPERTIES, INC., a General Partner

By Carter Andrews its VP

F. 84204 Ralph. IDENTIF. REFERENCE

APR 9 8 44 AM '80 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 72,900.00.

Richard Kay
Affiant

Subscribed and sworn to before me, this the 7th day of April, 1980.

Anne Marsden
Notary Public

My Commission Expires:
7-18-82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carter Andrews, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice Pres of ANDREWS PROPERTIES, INC., a corporation, a general partner of the within-named bargainor, and that he 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 himself as such officer.

WITNESS my hand and seal, at office at Nashville, Tennessee, this 7th day of April, 1980.

Anne Marsden
Notary Public

My Commission Expires:
7-18-82

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5588 PAGE 485

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

72900.00- CO
189.54 CO TX
.50 PRFEE
6.00 WDEED
CHECK 196.04-
2402A04/09/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F84204

T
IDENTIF. REFERENCE

APR 9 8 44 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 751351