THIS INSTRUMENT WAS PREPARED BY
JOHN L. VAN CLEAVE, ATTORNEY
18th FLOOR FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

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WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Kitler Bain 4487 Post Place, No. 108 Nashville, Tennessee 37205	SAME	Map 103-15-B Par 108

FOR AND IN CONSIDERATION of the sum of Forty-Eight Thousand Five Hundred Dollars ($48,500.00), receipt of which is hereby acknowledged, we, WILLIAM LYONS ZELENIK and wife, LOU ANN ZELENIK, hereinafter called the "Grantors", have this day bargained and sold, and do hereby transfer and convey unto the said ELIZABETH KITLER BAIN, hereinafter called the "Grantee", her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit Number 108, in a Horizontal Property Regime which is located on the Plat of Lion's Head Condominium Apartments, of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee.

The above described property was conveyed to WILLIAM LYONS ZELENIK and wife, LOU ANN ZELENIK, by Deed from Lion's Head Associates, a Tennessee partnership, of record in Book 5349, page 991, said Register's Office.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interests 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 land embracing the Regime and building thereof; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Lion's Head Condominium of record in Book 5340, page 70, corrected in Book 5342, page 683, both in said Register's Office of Davidson County, Tennessee, and is subject to the By-Laws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto, in Book 5340, page 121, said Register's Office, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and Exhibit appended thereto, reference to which is here made.

Said property is conveyed subject to such limitations, restrictions and encumbrances of record in the Register's Office for Davidson County, Tennessee as may affect the premises. This conveyance is specifically made subject to Plan of record in

Book 5200, page 82, said Register's Office for Davidson County, Tennessee, showing an Owner's Certificate, certain minimum building set-back lines and easements, to which Plan reference is here made for the location and dimensions.

This conveyance is specifically made subject to such limitations, restrictions and encumbrances of record as listed in Schedule B, Section 1, Paragraph 7 and Schedule B, Section 2, Paragraphs 3 through 10 of Chicago Title Insurance Company, Guaranty Number 238318.

This is improved property, known as 4487 Post Place, No. 108, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever. We covenant that we 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 unless otherwise herein set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 10 day of June, 1980.

William Lyons Zelenik
WILLIAM LYONS ZELENIK

Lou Ann Zelenik
LOU ANN ZELENIK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $48,500.00.

William Lyons Zelenik
Affiant

SUBSCRIBED AND SWORN to before me, this the 10th day of June, 1980.

Jessie Brown
Notary Public

NOTARY PUBLIC AT LARGE STATE

My Commission Expires:
10/11/82

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM LYONS ZELENIK and wife LOU ANN ZELENIK, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 10th day of June, 1980.

Notary Public

My Commission Expires:

10/1/83

NOTARY PUBLIC AT LARGE

F.9.2.8.1.2

IDENTIF. REFERENCE

JUN 10 3 13 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

46500.00- CO
126.10 CO TX
.50 PRFEE
9.00 WDEED
CHECK 135.60-
3416A06/10/90 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 47281 2
1
Fidelity Nat
6-16-5160 mtg
Felix Z. Wilson II
Mtg
Fidelity Co
Dav

No. 761130