BOOK 5713 PAGE 690

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 1981

Notary Public

MY COMMISSION EXPIRES: 9-Jul-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FRAZIER & FAIMON, 300 James Robertson Parkway, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann McCready (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	103-15-B
#105 Lions Head Condo (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	105
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Susan Elaine Binford, unmarried, and Charles M. Binford and wife, Jean D. Binford,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Ann McCready, unmarried,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:
Unit No. 105 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.
Being the same property conveyed to Susan Elaine Binford, unmarried, and Charles M. Binford and wife, Jean D. Binford, by deed from Lions Head Associates, a Tennessee Partnership, of record in Book 5396, page 946, Register's Office for Davidson County, Tennessee.

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 interest 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, the execution of which was corrected by an instrument of record in Book 5342, page 683, both in the 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 of record 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 exhibits appended thereto reference to which is here made.

This is {unimproved / improved} property, known as #105 Lions Head Condominiums, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand S this 11th and 18th day of February, 19 81

× Susan E Binford 2/11/81

× Charles M. Binford 2/18/81

× Jean D. Binford 2/18/81

STATE OF ~~TENNESSEE~~ New York
~~Davidson County~~
New York County

BOOK 5713 PAGE 691

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SUSAN ELAINE BINFORD

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at New York City, ~~Tennessee~~ N.Y., this 11 day of February 1981.

Commission expires

BARBARA WITOFF
Notary Public, State of New York
No. 30-4524630
Qualified in Nassau County
Certificate Filed in New York County
Commission Expires March 30, 1982

Barbara Witoff
Notary Public

STATE OF ~~TENNESSEE~~ New York
~~Davidson County~~
New York County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared SUSAN ELAINE BINFORD and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires

BARBARA WITOFF
Notary Public, State of New York
No. 30-4524630
Qualified in Nassau County
Certificate Filed in New York County
Commission Expires March 30, 1982

Barbara Witoff
Notary Public

WARRANTY DEED

FROM

Susan Elaine Binford, unmarried,

and Charles M. Binford and wife, Jean D. Binford

TO

Mary Ann McCready

G 3 0 4 7 5.

IDENTIF. REFERENCE

FEB 24 12 56 PM '81

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF ARIZONA
COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles M. Binford and wife, Jean D. Binford, 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 Phoenix, Arizona, this 18 day of February, 1981.

NOTARY PUBLIC

My commission expires: 7/31/82

2/24 179.40

1332

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5713 PAGE 692

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
			66500.00- CO	
			172.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 179.40-	
			1332A02/24/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G30475

IDENTIF. REFERENCE

FEB 24 12 56 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 808167