WALT, DYER & Mail JAMES
ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

Address New Owner as follows:

Sarah Patricia Cunningham
4487 Post Place
Nashville, TN 37205

Send tax bills to:

Leader Federal
155 Madison Ave
Memphis, TN 38103

Map & Parcel

103-15-B
163

BOOK 6093 PAGE 714

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, LIONS HEAD ASSOCIATES, a Tennessee partnership, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto SARAH PATRICIA CUNNINGHAM, hereinafter called the Grantee, her heirs and assigns, a certain tract of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

> Unit #163 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 plat 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 a portion of the same property conveyed to Lions Head Associates, a Tennessee partnership composed of Nelson C. Andrews and David K. Wilson, by Special Warranty Deed of Lions Head Apartment, a Tennessee limited partnership, recorded in Book 5287, page 556, Register's Office of Davidson County, Tennessee, the partnership interest 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 said tract of land, together with any improvements thereon, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good right to convey it and that the same is unencumbered, except for taxes for the year 1983 which the Grantee hereby assumes and agrees to pay; easement for sewer line purposes granted K.C. Club, Incorporated of Nashville, Tennessee by the Most Rev. William L. Adrian, Bishop of Nashville, of record in Book 3224, page 527, and Book 3376, page 102, Register's Office of said County; Easement to construct and maintain a pipe line for natural gas granted Nashville Gas Company, a Tennessee corporation, by the Most Rev. William L. Adrian, Roman Catholic Bishop of the Diocese of Nashville, of record in Book 3969, page 788, Register's Office for Davidson County, Tennessee; overhead line easement granted Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, by grant from David M. Carney and wife, of record in Book 4995, page 32, Register's

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Office for said County; a 20-foot sewer easement across the southeasterly portion of premises and across the northeasterly portion of premises, a 20-foot gas line easement (said easement extends across the center portion of the subject property and has a varied width at its northeasterly extremity), Richland Creek (the rights of upper and lower riparian owners to the free and unobstructed flow of the water of Richland Creek extending through the subject property, without diminution or pollution), a Nashville Electric Service easement along the northeasterly line of premises and an owner's certificate, as depicted on the survey made by James L. Murphy, Jr. and Co., dated June 5, 1974, and as shown on survey made by E. Ralph Roberson, Jr., May 5, 1976, and as appears on the Plan of the David M. Carney Development, of record in Book 4675, page 134, Register's Office for said County; terms and conditions of Master Deed of record in Book 5340, page 70, Register's Office for said County, as corrected by instrument of record in Book 5342, page 683, and subject to terms and conditions of bylaws for common charges, maintenance, repairs and operating expenses of record in Book 5340, page 121, said Register's Office; and, the Plan of record in Book 5200, page 82, said Register's Office, shows an Owner's Certificate, certain minimum building setback lines and easements, to which plan reference is here made for the location and dimensions.

THIS CONVEYANCE is further subject to any state of facts and conditions an accurate survey and personal inspection of the premises would disclose; to encroachments, all legal highways, zoning ordinances, restrictions, conditions, limitations and reservations of record, and public utility and other easements, if any, of record or which may have been imposed thereon, and subject also to all taxes and assessments, both general and special, becoming due and payable after the date hereof, which taxes and assessments the Grantee, by its acceptance hereof, assumes and agrees to pay.

AND GRANTOR DOES further covenant and bind its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 8 day of July, 1983.

H 5 9 9 1 0

IDENTIF. REFERENCE

JUL 13 10 27 AM '83

FELIX Z. WHITESELL, REGISTER
DAVIDSON COUNTY, TN

LIONS HEAD ASSOCIATES
By:

W. Miles Warfield
W. MILES WARFIELD
Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared W. MILES WARFIELD, with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Vice-President of Lions Head Associates, the within named bargainor, a partnership, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said W. Miles Warfield as such Vice-President.

WITNESS my hand and official seal at office in Nashville, Tennessee this 8 day of July, 1983.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE

NOTARY PUBLIC

My commission expires: 4-19-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

-2-

The actual consideration or value, whichever is greater for this transfer is $81,900.00

Robert D. Lyle

Sworn & subscribed before me this 8 day of July, 1983.

My commission expires 4-19-87

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6093 PAGE 716

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
			81900.00- CO	
			212.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 219.44-	
1260A	07/13/83	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 59910

IDENTIF. REFERENCE

JUL 13 10 27 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 963014