Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Daniel Harman MacDonald Unit 92, 4487 Post Place Nashville, Tennessee 37205	Same	103-15-B 92 8DA 61391
This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Jody B. Moses, now Wagner, Trustee and individually and husband, Alan Wagner (collectively the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Daniel Harman MacDonald (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties. Grantee shall assume and be responsible for payment of such taxes.

2. All questions of boundary lines and location of improvements and area contained in the property hereby insured, and rights of parties in possession, dependent upon a correct survey for determination.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Daniel Harman MacDonald
Affiant

Subscribed and sworn to before me this 16th day of September, 1983.

Richard A. Warren
Notary Public
My Commission Expires 4/19/86

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

3. 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 for Davidson County, Tennessee.

4. 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, the location of which is shown on page 789.

5. 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 Office for Davidson County, Tennessee.

6. Easement granted Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Metropolitan Government by grant from David M. Carney and wife, of record in Book 4889, page 140, Register's Office for Davidson County, Tennessee.

7. 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 Davidson County, Tennessee.

8. The premises herein insured is a condominium apartment established pursuant 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 thereon; 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 for Davivdson 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 restriction and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto, reference to which is here made.

9. 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 to which is here made for the location and dimensions.

This is improved property, known as Unit No. 92, 4487 Post Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee

simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Alan Wagner, husband of Jody M. Wagner, joins in this conveyance for the purpose of conveying any right, title and interest he may have in and to the Property by virtue of his marriage to Jody M. Wagner.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of September, 1983.

Jody B. Moses Wagner, Trustee
JODY B. MOSES, now Wagner, Trustee

Jody B. Moses Wagner
JODY B. MOSES, now Wagner, individually

ALAN WAGNER

STATE OF VIRGINIA AT-LARGE
COUNTY OF ~~COUNTY~~ NORFOLK CITY

Personally appeared before me, Michael E. BARNEY, a Notary Public in and for said County and State, the within named Jody B. Moses, now Wagner, and Alan Wagner, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Nashville~~ NORFOLK, ~~Tennessee~~ VIRGINIA, this 15th day of September, 1983.

Michael E. Barney
Notary Public

My Commission Expires: 3-4-85

OFFICIAL RECEIPT

EXHIBIT A BOOK 6139 PAGE 21

Unit No. 92 of Lion's Head 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 the same property conveyed to Jody B. Moses, Trustee, by quitclaim deed from Herman Trautman, Trustee, of record in Book 5435, page 139, Register's Office for Davidson County, Tennessee.

RUSH

H 7 4 2 0 6

IDENTIF. REFERENCE

SEP 16 4 03 PM '93

FELIX Z. [illegible]
DAVIDSON COUNTY, TN

09/16 223.50- CHECK

8098

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6139 PAGE 22

RECEIVED OF _____

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

80000.00- CO
208.00 CO TX
.50 PRFEE
15.00 WDEED
CHECK 223.50-
8098A09/16/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 74206

T
IDENTIF. REFERENCE

SEP 16 4 04 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 979363