Prepared By: KING, BALLOW & LITTLE
24th Floor
First American Center
Nashville, TN 37238

SPECIAL WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
L. P. Thweatt Lion's Head Condominiums 4487 Post Place #161 Nashville, TN 37205	Same	Map 103-15-B Parcel 161

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

MARGARET I. SMITH, LOTTIE BURGESS, and MARY JENKINS, have this day bargained and sold, and do hereby transfer and convey unto L. P. THWEATT, JR. and wife, MARGARET A. THWEATT, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. 161 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 the same property conveyed to SARA E. LOVELL by deed from Lion's Head Associates of record in book 5425, page 112, Register's Office for Davidson County, Tennessee, the said SARA E. LOVELL having since died and by Will of record in the office of the County Court Clerk for Davidson County, Tennessee, the said real estate was devised to Sara E. Lovell's sisters, MARGARET I. SMITH, LOTTIE BURGESS, and MARY JENKINS, share and share alike.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 86,500 .

Subscribed and sworn to before me

this 2 day of January, 1984.

Margaret A. Thweatt
AFFIANT

My Commission Expires: 5-26-87

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved property known as #161 Lions Head Condominium, Nashville, Tennessee 37205.

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 Grantors do hereby covenant with grantees that they are lawfully seized and possessed of the aforesaid real estate in fee simple; that they have 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 Grantees; and (7) liens and other matters, if any, against which Grantees' title insurer commits to insure.

And Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons claiming under them.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 2 day of January, 1985.

I 7 4 5 3 7

IDENTIF. REFERENCE

JAN 3 | 36 PM '85

DAVIDSON COUNTY, TN

PUSH

Margaret I. Smith
MARGARET I. SMITH

Lottie Burgess
LOTTIE BURGESS

Mary G. Jenkins
MARY JENKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____ a Notary Public in and for said County and State, MARGARET I. SMITH, LOTTIE BURGESS, and MARY JENKINS, the bargainors, with whom I am personally acquainted, and acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of January, 1985.

NOTARY PUBLIC

My Commission Expires:

5-26-87

01/03 231.40- CHECK

850

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

RECEIVED OF _____

FOR _____

BOOK 6467 PAGE 684

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

86500.00- CAMT.
224.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 231.40-
0850A01/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 4 5 3 7

IDENTIF. REFERENCE

JAN 3 1 36 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98549