BOOK 6594 PAGE 700

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,900.00

Dolores Ann Buck Rice
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF June, 19 85

Winnie E. Pruitt
Notary Public

MY COMMISSION EXPIRES: 7-17-88

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

CHARLES J. FRIDDELL, ESQ., SUITE 1520, ONE COMMERCE PLACE, NASHVILLE, TN 37239
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dolores Ann Buck Rice (NAME)	SAME (NAME)	103-15B-18
4487 Post Place, Unit 18 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	FB# 8DA-61317
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(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, THOMAS W. MOLTENI and wife, BETH L. MOLTENI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOLORES ANN BUCK RICE, a single person,

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:

BEING Unit No. 18 of Lion's Head Condominium, a Condominium or Horizontal Property Regime established by Master Deed of record in Book 5340, page 70, and shown on a Plan of record in Book 5200, page 82.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in 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 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 Thomas W. Molteni and wife, Beth L. Molteni, by deed from James E. White and wife, Sara J. White, as of record in Book 5840, page 113, 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 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 of record in Book 5340, page 70, corrected in Book 5342, page 683, and By-Laws appended to Master Deed in Book 5340, page 121, including other conditions, requirements, etc., as set out in Master Deed to which reference is made.

This is {unimproved / improved (x)} property, known as Unit No. 18, 4487 Post Place, 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 hands this 28th day of June, 1985

Thomas W. Molteni
THOMAS W. MOLTENI

Beth L. Molteni
BETH L. MOLTENI

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS W. MOLTENI and wife, BETH L. MOLTENI

the bargainor S, 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 28th day of June 1985.

Commission expires 7-17-88

Winnie Bray
Notary Public

NOTARY PUBLIC
STATE OF TENNESSEE
LARGE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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 _____

_____
Notary Public

WARRANTY DEED

FROM

THOMAS W. MOLTENI and wife,

BETH L. MOLTENI

TO

DELORES ANN BUCK RICE, a single

person

Attorneys Title Company
Title Guarantee

NASHVILLE, TENN.

J 1 6 9 9 9

3118 06/28 27:24- CHECK

IDENTIF. REFERENCE

JUN 28 3 05 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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
		84900.00-	CAMT.	
		2207.41	CSTAX	
	VD	2207.41-	CSTAX	
		220.74	CSTAX	
		.50	PRFEE	
		6.00	WDEED	
			CHECK	227.24-
		31-8806/282/05	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J I 6 9 9 9

IDENTIF. REFERENCE

JUN 28 3 05 PM '05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 149426