56333

BOOK 7019 PAGE 623

BGRE00210 10-21-86mk

IDENTIFICATION REFERENCE

OCT 24 3 36 PM '86

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JBR)
2700 First American Center
Nashville, Tennessee 37238

Box 18

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
George H. Harmon and wife, Norma H. Harmon 4487 Post Place, Unit No. 85 Nashville, Tennessee 37205	Same	103-15-B-85-CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Enid L. Daniel, a widow ("Grantor") has bargained and sold, and by these presents does transfer and convey unto George H. Harmon and wife, Norma H. Harmon ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 85, 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 Enid L. Daniel by deed from First American National Bank, Trustee of record in Book 5889, page 594, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit No. 85, 4487 Post Place, Nashville, Tennessee 37205.

Said property is conveyed subject to the following matters:

1. 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, said Register's Office.

2. Easement granted Metropolitan Government of Nashville and Davidson County, Tennessee acting by and through the Electric Power Board of said Metropolitan Government by grant of record in Book 4889, page 140, said Register's Office.

3. 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, in Book 4675, page 134, said Register's Office.

4. 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 easement, 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, restriction, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Lion's Head Condomimium 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 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 restriction and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto, reference to which is here made.

5. 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.

6. Easement for sewer line purposes granted K.C. Club, Inc. of Nashville, Tennessee of record in Book 3224, page 527, and in Book 3376, page 102, said Register's Office.

7. Easement to construct and maintain a pipe line for natural gas to Nashville Gas Co. in Book 3969, page 788, said Register's Office, the location of which is shown on page 789.

8. Subject to the liens for any unpaid assessments and/or special assessments.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand this 24th day of October, 1986.

Enid L. Daniel
Enid L. Daniel

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Enid L. Daniel, a widow, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of October, 1986.

Rebecca Ann Gubbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $92,000.00.

Enid L. Daniel
Affiant

Sworn to and subscribed before me this 24th day of October, 1986.

Rebecca Ann Gubbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

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

RECEIVED OF _____

FOR _____

BOOK 7019 PAGE 626

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

92080. 0- CASH
257.60 STAX
.50 PRFE
9.00 WDEED
CHECK 267.10-
0193A10/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56333

IDENTIFI REFERENCE

OCT 24 3 36 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 04341