PICK-UP

AUG 14 11 58 AM '90

TENNESSEE REGISTER'S OFFICE

4611.8

This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
GAYLE T. MOYER, ATTORNEY
128 HOLIDAY COURT, SUITE 125
FRANKLIN, TENNESSEE 37064

SEND TAX STATEMENTS TO:
Don R. Cameron, III, et al
c/o 105 Southeast Parkway, Suite 104
Franklin, TN 37064

NAME OF MORTGAGEE: First Union National Bank

ADDRESS NEW OWNERS:
Don R. Cameron, III, et al
c/o 105 Southeast Parkway, Suite 104
Franklin, TN 37064

MAP 103-15B, GROUP ___, PARCEL 168 Co.

BOOK 8173 PAGE 859

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTY SEVEN THOUSAND ($87,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, JOSEPH G. HART and wife, MARILYN A. HART, have this day bargained and sold and do hereby transfer and convey unto DON R. CAMERON, III, TIM L. CAMERON, and R. L. VAUGHN, their heirs and assigns, the following described property:

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

Unit No. 168 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 Joseph G. Hart and spouse, Marilyn A. Hart, by warranty deed of Joseph E. Casey, a single person, of record in Book 8144, page 746, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said DON R. CAMERON, III, TIM L. CAMERON, and R. L. VAUGHN, their heirs and assigns, forever.

AND GRANTOR COVENANTS with the said DON R. CAMERON, III, TIM L. CAMERON, and R. L. VAUGHN, that they are lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that it is unencumbered, except as follows:

1. 1990 Metro-Davidson County taxes are a lien against the property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with grantors paying their prorata part thereof to grantees, who will be responsible for payment of said taxes when they become due. Map and Parcel 103-15B/168Co.

2. 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.

3. 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.

4. 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.

5. Easement granted Metroplitan 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.

6. A 20-ft. 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, with 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.

7. The premises herein described 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 nor 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 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.

8. 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.

9. Permanent easement and/or right-of-way conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6909, page 212, said Register's Office.

10. Permanent easement and/or right-of-way conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7196, page 827, said Register's Office.

AND GRANTORS FURTHER COVENANT and binds themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said DON R. CAMERON, III, TIM L. CAMERON, and R. L. VAUGHN, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands, on this the 14 day of August, 1990.

JOSEPH G. HART

MARILYN A. HART

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Joseph G. Hart and wife, Marilyn A. Hart, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 14 day of August, 1990.

(SEAL)

Notary Public

My Commission Expires:

4-23-91

STATE OF TENNESSE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $87,000.00.

Sworn to and subscribed to before me, on this the _____ day of August, 1990.

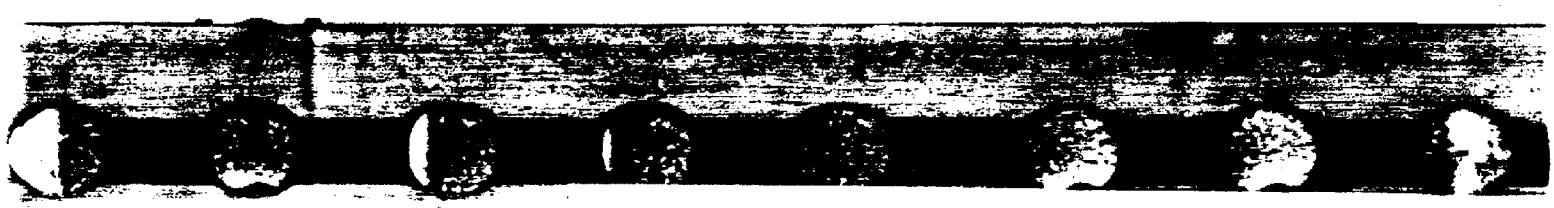
(SEAL)

Notary Public

My Commission Expires:

4-23-91

96 19 08/14 0101 03CHECK 297.10



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

RECEIVED OF _____

FOR _____

BOOK 8173 PAGE 862

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	87000.00
CON TX	287.10
PRFEE	1.00
MDEED	9.00
TOTAL	297.10
CHECK	297.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/14/90 01 11:59 0001 9619

4911.8

IDENTIFICATION REFERENCE

AUG 14 11 58 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 346052