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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 33823)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 102500.00

Affiant

Sworn and subscribed before me this 26th day of August, 1993.

Notary Public

My Comm. Expires: 7/27/96

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Kenneth Ray Read 4487 Post Place, #12 Nashville, TN 37203	SAME	103-15-0-B 012.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Helen Porter Dyke, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth Ray Read,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 12 on the plan of Lion's Head Condominium Apartments, of record in Book 5200, page 82, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Helen Porter Dyke by quitclaim deed from Alice Caldwell Porter of record in Book 7661, page 901, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5340, Page 70 and Book 5342, page 683, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record, an easement for sanitary sewers and/or storm drainage of record in Book 6909, page 212 and Book 7196, page 827, said Register's Office, an 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, an 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, an 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, an 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, 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 riparin owners to the free and unobstructed flow of the water of Richland Creek extending though the subject property, without diminution or pollution), a Nashville Electric Service easement along the northeasterly line of premises and an owner's certification, 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 ion the Plan of the David M. Carney Development, in Book 4675, page 134, said Register's Office and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

James Trester Dyke, the spouse of Helen Porter Dyke, joins in this conveyance solely to convey any marital rights he may have in subject property.

This instrument is executed on behalf of Helen Porter Dyke and James Trester Dyke by Ellen Johnson Christianson as Attorney in Fact pursuant to Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as Exhibit "A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 4487 Post Place, #12, Nashville, TN 37203

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 or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of August, 1993.

Helen Porter Dyke, By: Ellen Johnson Christianson, Atty-In-Fact

James Trester Dyke, By: Ellen Johnson Christianson, Atty-In-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ellen Johnson Christianson**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Helen Porter Dyke and James Trester Dyke**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of August, 1993.

Notary Public

My Commission Expires: 7/27/96

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"
To
WARRANTY DEED

FROM: Helen Porter Dyke and James Trester Dyke

TO: Kenneth Ray Read

5473 08/30 1101 03[illegible] 3[illegible]

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Ellen Johnson Christianson, Affiant

Sworn to and subscribed before me this

26th day of August, 1993.

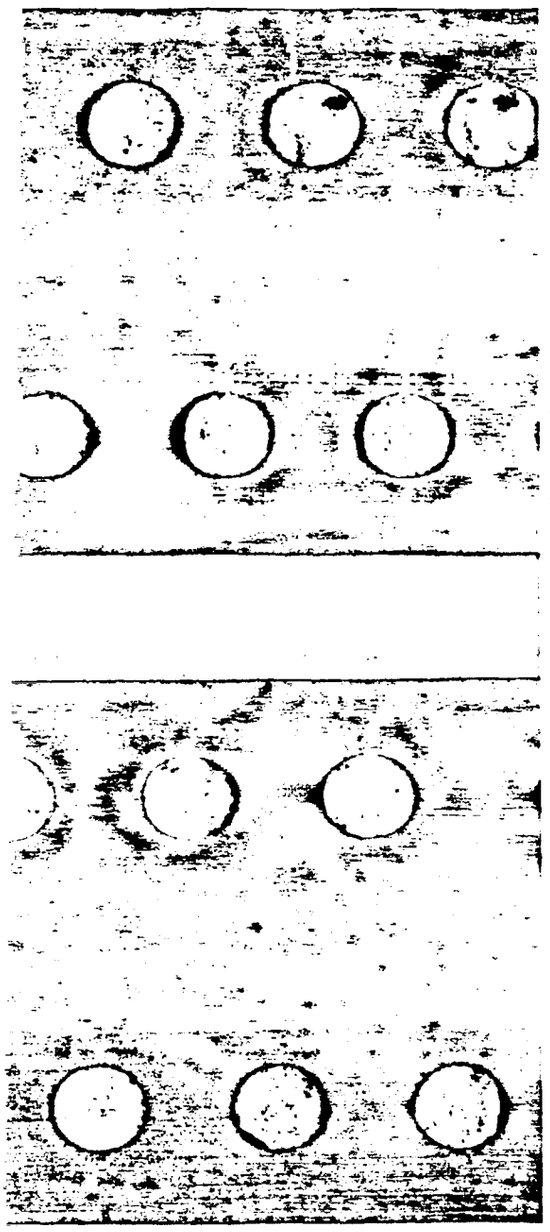
Notary Public

My Commission Expires: 7/27/96

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

57267
IDENTIF. & REFERENCE

93 AUG 30 PM 1:49
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

CAMT
102500.00
CON TX 379.25
PRFEE 1.00
WDEED 8.00
TOTAL 388.25
CHECK 388.25

08/30/93 01 13:49 0001 5473

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57267
IDENTIF. ↑ REFERENCE

93 AUG 30 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 691752