BOOK 9480 PG 565

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Wilbur J. Fesmire, Trustee of the Wilbur J. Fesmire Trust Unit 3, 4487 Post Place Nashville, TN 37205	103-15B-3	Same
This instrument prepared by: Boult, Cummings, Conners & Berry 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Jane Freni Miller, unmarried, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to the Wilbur J. Fesmire, Trustee, of the Wilbur J. Fesmire Trust under Declaration of Trust dated February 25, 1988, for the benefit of Wilbur J. Fesmire, (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

> Land in Davidson County, Tennessee, Being Unit No. 3 of Lion's Head Condominium, a Horizontal Property Regime established by Master Deed of record in Book 5340, page 70, the Plat of which is of record in Plat Book 5200, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Jane Freni Miller, unmarried, by deed from William E. Moore and wife, Helen S. Moore of record in Book 6487, page 886, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. The premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me this 29 day of September, 1994.

Notary Public
My Commission Expires: 5/23/98

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999999-001 9/29/94

subject to easements, 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 buildings 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, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5340, page 121, 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.

3. 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, Register's Office for Davidson County, Tennessee.

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

5. Overhead line easement granted Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Borad of said Government by grant from David M. Carney and wife, of record in Book 4995, page 32, Register's Office for Davidson County, Tennessee.

6. 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, Register's Office for Davidson County, Tennessee.

7. 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 of record in Book 4675, page 134, Register's office for Davidson County, Tennessee.

8. All matters shown on the Plan of record in Book 5299, page 82, Register's Office for Davidson County, Tennessee.

9. Easements for sanitary sewers and/or storm drainage of record in Book 6909, page 212, and Book 7196, page 827, Register's Office for Davidson County, Tennessee.

10. Rights of others in and to the common elements.

This is improved property, known as Unit 3, Lion's Head Condominiums, 4487 Post Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 30 day of September, 1994.

Jane Freni Miller
JANE FRENI MILLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, Notary Public, Jane Freni Miller, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of September, 1994.

Loretta B. Lane
Notary Public

My Commission Expires: 5/23/98

95789
IDENTIF. & REFERENCE

94 SEP 30 PM 3:57
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3695 09/30 0101 03CHECK 438.50



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

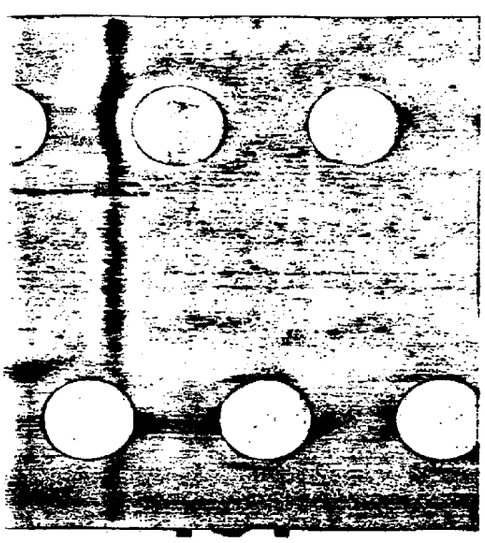
RECEIVED OF _____

FOR _____

BOOK 9480 PG 568

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 115000.00
CON TX 425.50
PRFEE 1.00
WDEED 12.00
TOTAL ~~438.50~~
CHECK ~~438.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/30/94 01 15:57 0001 3695

95789
IDENTIF. # REFERENCE

94 SEP 30 PM 3:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 839949