BOOK 9494 PG 470

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: (ljh) (Title No: 35701)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 95000.00

Affiant

Sworn and subscribed before me this 13th day of October, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Marguerite E. Callahan 4487 Post Place, Unit 173 Nashville, TN 37205	PNC Mortgage Corporation P. O. Box 8111 Vernon Hills, Illinois 60061	Map 103-Group 15-B-Parcel 173

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 **Jeff David Moseley and spouse, Carmen Moseley,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marguerite E. Callahan, a single person,** 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. 173 on the plan of Lion's Head Condominium Apartments, of record in Book 5200, page 82, Register's Office for said County to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Jeff David Moseley, a single person, by deed from Jeffrey Scott Shea, a single person, of record in Book 7294, page 764, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to 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, easement to construct and maintain a pipe line for natural gas to Nashville Gas Co., in Book 1969, page 788, said Register's Office, the location of which is shown on page 789, overhead 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 easement granted Metropolitan Government of Nashville and Davidson County, Tennessee acting by and through the Electric Power Board of said Metropolitan Government by grant from David M. Carney and wife, of record in Book 4995, page 32, said Register's Office, easement granted to 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 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 owners certification, as depicted on 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 and 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.

Carmen Moseley, spouse of Jeff David Moseley, joins in this conveyance solely for the purpose of waiving any marital interest she might have in the subject property.

This is improved property, known as: 4487 Post Place, Unit 173, Nashville, TN 37205

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 13th day of October, 1994.

Jeff David Moseley

Carmen Moseley

State of Tennessee
County of Davidson

On this 13th day of October, 1994, before me the undersigned authority, personally appeared **Jeff David Moseley and Carmen Moseley**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

Notary Public

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00299

IDENTIF. ↑ REFERENCE

94 OCT 17 AM 9:59

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

8593 10/17 0101 03CHECK 360.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

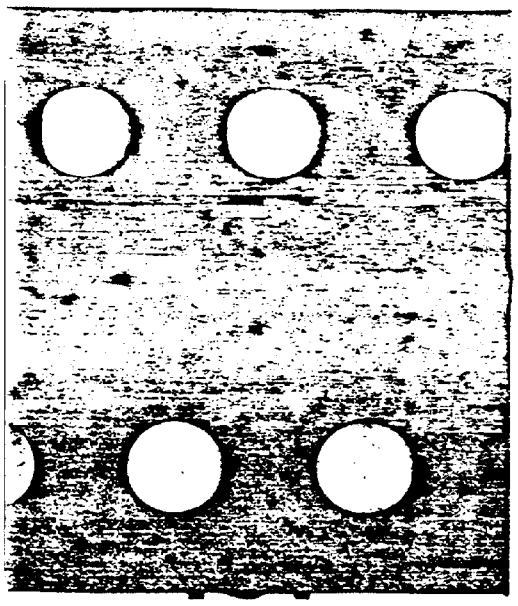
RECEIVED OF _____

FOR _____

BOOK 9494 PG 472

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	95000.00
CON TX	351.50
MOR TX	1.00
ERR	CO
MOR TX	1.00-
PRFEE	1.00
WDEED	8.00
TOTAL	360.50
CHECK	360.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/17/94 01 09:58 0001 8593

00299
IDENTIF. ↑ REFERENCE

94 OCT 17 AM 9:59

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 844788