13903 Box 17

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

98 DEC -2 AM 9:54

DAVIDSON COUNTY, TN.

W & I Ref: (kd) Title No: 35821
Dav. Co. File: Box 8

BOOK 9535 PG 855

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Austin J. Lyons Kathleen M. Lyons 4487 Post Place, #36 Nashville, Tennessee 37205	**Chase Manhatten Mortgage Corp** **P. O. Box 4025** **Monroe, LA 71211-4025**

TAX MAP-PARCEL NUMBERS: 103-15B-36

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 **Mary Jean Tomlin, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Austin J. Lyons and spouse, Kathleen M. Lyons,** 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. 36 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 Mary Jean Tomlin by deed from Gary D. Baker and spouse, Laura B. Baker of record in Book 7955, Page 593, Register's Office for Davidson County, Tennessee.

Subject to Master Deed and By-Laws, which contain restrictive covenants and other matters of record in Book 5340, Page 70, Book 5340, Page 121, Book 5342, Page 683, all in the Register's Office for said County. All assessments provided for in the above referenced Master Deed and By-Laws, which have become due and payable prior to or at the time of the proposed conveyance must be paid.

Subject to 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.

Subject to 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.

Subject to 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.

Subject to 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.

Subject to easement granted Metropolitan Government of Nashville and Davidson County, Tennessee acting by and through the Electric Power Board if said Metropolitan Government by grant of record in Book 4889, Page 140, said Register's Office.

Subject to a 20 foot sewer easement across the southeasterly portion of premises and acrossthe 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 ripatian 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 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 on the Plan of the David M. Carney Development, in Book 4675, Page 134, said Register's Office.

Subject to additional easements of record in Book 6909, Page 212 and in Book 7196, Page 827, said Register's Office.

Subject to the plan of record in Book 5200, Page 82, said Register's, which shows minimum building setback lines and easements and to which plan reference is hereby made for a more complete description.

This is improved property, known as: 4487 Post Place, #36, Nashville, Tennessee 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 30th day of November, 1994.

Mary Jean Tomlin

Mary Jean Tomlin

State of California
County of LOS ANGELES

On this 22ND day of November, 1994, before me the undersigned authority, personally appeared **Mary Jean Tomlin**, 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.

Judith H. Stein

My Commission Expires: 8.4.95 Notary Public

JUDITH H. STEIN
COMM. #933794
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Aug. 4, 1995

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 145900.00

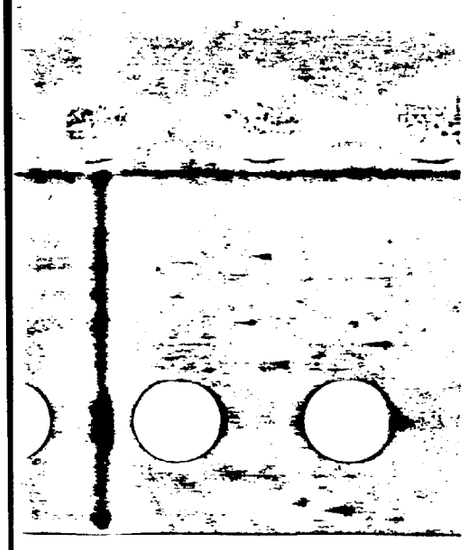
Affiant

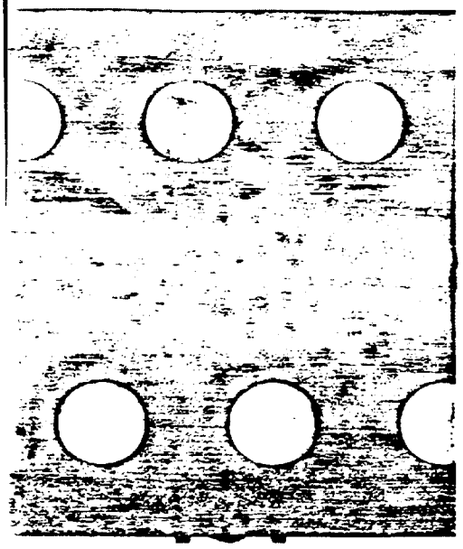
Sworn and subscribed before me on the 30th day of November, 1994.

Notary Public

My Commission Expires: 1-19-97

938P 12/02 0101 03CHECK 548.83





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

RECEIVED OF _____

FOR _____

BOOK 9535 PG 857

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	
				145900.00
			CON TX	539.83
			PRFEE	1.00
			WDEED	8.00
			TOTAL	548.83
			CHECK	548.83
12/02/94	01	09:44	0001	9389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13903
IDENTIF. & REFERENCE

94 DEC -2 AM 9:44
DAVIDSON

No. 859403