SJB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9580 PG 503

ADDRESS NEW OWNER:
Kathleen Little Fell
4487 Post Place
Nashville, Tennessee 37205

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
PNC Mortgage Corp. of America
440 N. Fairway Drive
Vernon Hills, IL 60061

MAP AND PARCEL:
MAP 103-15
GROUP B
PARCEL 116

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Harrington A. Lackey Jr., Vaden M. Lackey III, Raymond D. Lackey, and Gilbert H. Lackey, Devisees Under the Last Will and Testament of Mildred H. Lackey, deceased, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kathleen Little Fell,an unmarried person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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

Being Unit No. 116, in a Horizontal Property Regime which is located on the Plan of Lion's Head Condominium Apartments, of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

This conveyance is made subject 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 now or hereafter established over, through or upon the land embracing the regime and building thereof; 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 of 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 restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto reference to which is here made.

Being the same property conveyed to Mrs. Vaden Lackey, unmarried by deed from Lions Head Associates, A Tennessee Partnership, as of record in Book 5361, page 237, Register's Office for Davidson County, Tennessee, and being the same property devised to Harrington A. Lackey, Jr., Vaden M. Lackey, III, Raymond D. Lackey, and Gilbert

H. Lackey, under the Last Will and Testament of Mildred H. Lackey, deceased, of record in Will Book 194, page 456, Probate Court for Davidson County, Tennessee. The said Mrs. Vaden Lackey, being one and the same person as Mildred H. Lackey.

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This is improved property known as Lions Head, 116, 4487 Post Place, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

SEE ATTACHED EXHIBIT "A" FOR RESTRICTIONS, EASEMENTS, ZONING AND PLANNING REGULATIONS, WHICH IS ATTACHED TO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kathleen Little Fell, an unmarried person, her heirs and assigns, forever; and we, Harrington A. Lackey Jr., Vaden M. Lackey III, Raymond D. Lackey, and Gilbert H. Lackey, Devisees Under the Last Will and Testament of Mildred H. Lackey, deceased, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 23rd day of January, 1995.

Harrington A. Lackey Jr.

Harrington A. Lackey Jr.

Vaden M. Lackey III

Vaden M. Lackey III

Raymond D. Lackey

Raymond D. Lackey

Gilbert H. Lackey

Gilbert H. Lackey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harrington A. Lackey Jr., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of January, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9580 PG 505

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Vaden M. Lackey III, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of January, 1995.

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Raymond D. Lackey, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of January, 1995.

5967 01/27 0101 03CHECK 433.25

NOTARY PUBLIC

My Commission Expires: Nov 20,1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gilbert H. Lackey, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of January, 1995.

NOTARY PUBLIC

My Commission Expires: Nov. 20,1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

95 JAN 27 PM 12:04

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

28828

IDENTIFICATION REFERENCE

The actual value or consideration, whichever is greater, for this transfer is $ 112,500.00.

Kathleen Little Lee
AFFIANT

Subscribed and sworn to before me
this 23rd day of January, 1995.

NOTARY PUBLIC
My Commission Expires: Nov. 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

EXHIBIT A

1. 1994 Metropolitan Government Davidson County taxes.

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., of record in Book 3969, page 788, said Register's Office.

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. Carey and wife, of record in Book 4995, page 32, said Register's Office.

5. 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.

6. A 20 ft. sewer easement across the southeasterly portion of premises and across the northeasterly portion of premises, a 20 ft. 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. Carey Development, in Book 4675, page 134, said Register's Office.

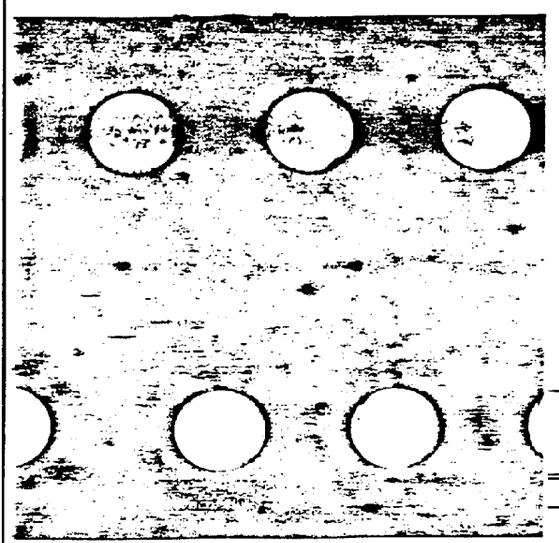
7. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 6909, page 212, said Register's Office.

8. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 7196, page 827, said Register's Office.

9. All matters as shown on the plan of record in Book 5200, page 82, said Register's Office.

10. Terms, conditions, easements, rights and lien as set forth in the Master Deed of Lion's Head Condominium, and the By-Laws appended thereto, of record in Book 5340, page 70, the execution of which was corrected by instrument of record in Book 5342, page 683, said Register's Office.

11. Rights of others in and to the common elements and/or areas.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

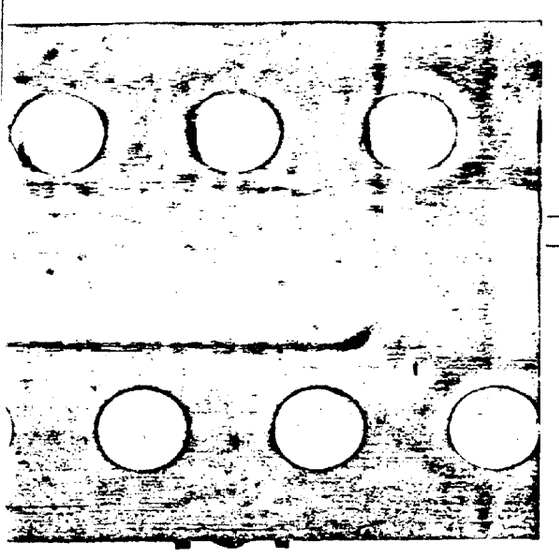
RECEIVED OF _____

FOR _____

BOOK 9580 PG 507

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 112500.00
CDN TX 416.25
PRFEE 1.00
TDEED 16.00
PRA C.O.
TDEED 16.00-
WDEED 16.00
TOTAL 433.25
CHECK 433.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28828
IDENTIF. # REFERENCE

95 JAN 27 PM 12: 0[illegible]
FELIX Z. [illegible]
DAVIDSON COUNTY, TN

01/27/95 01 12:04 0001 5967

No. 875743