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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

W & I Ref: (mn) Title No: 37642
Dav. Co. File: Box 8

96 MAY -3 AM 9:57
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE
01178182

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matthew G. Wilson 4487 Post Road Unit #37 Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 103-15-B-37

WARRANTY DEED

APR 03/03 0101 03CHECK 311.59

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 **Terry Crotzer and spouse, Ruth C. Hawes,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew G. Wilson, unmarried,** 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 condominium apartment in Davidson County, Tennessee, being Unit No. 37 of Lion's Head Condominium apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 82, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited elements of the Condominium.

BEING the same property conveyed to Terry Crotzer and wife, Ruth C. Hawes by quitclaim deed from J. Blake Freeman, Trustee of record in Book 8355, page 844, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

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, Book 5340, page 121 and Book 5342, page 683, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.
This is improved property, known as: 4487 Post Road Unit #37, 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 25 day of April, 1996.

Terry Crotzer

Ruth C. Hawes

State of Tennessee
County of

On this 25 day of April, 1996, before me the undersigned authority, personally appeared **Terry Crotzer** and **Ruth C. Hawes**, 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.

See attached Loose Certificate of Califonrea Acknowledgment Language CMC 4/25/96

My Commission Expires: 10/25/97

Notary Public

State of Tennessee
County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 80700.00

Affiant

Sworn and subscribed before me on the 26th day of April, 1996.

Notary Public

My Commission Expires:

CHRISTY WILKINS-IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

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State of California)
)
County of Los Angeles)

On April 25, 1996, before me, Mary Lawler, Notary Public,

personally appeared Terry Crotzer & Ruth C. Hawes
NAME(S) OF SIGNER(S)

~~personally known to me - OR~~ - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

CT

Mary Lawler
Comm. #1006884
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
Comm. Expires Oct. 25, 1997

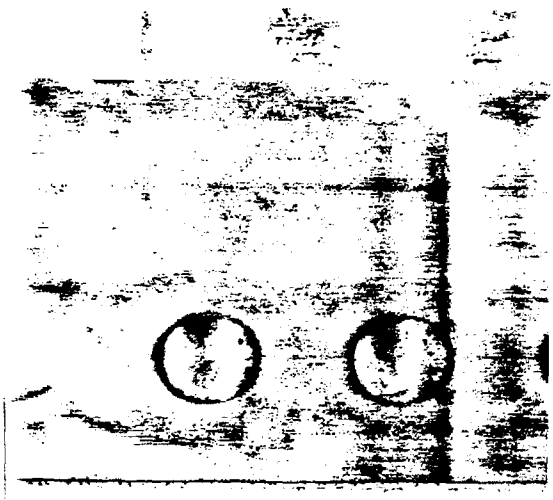
MGCT

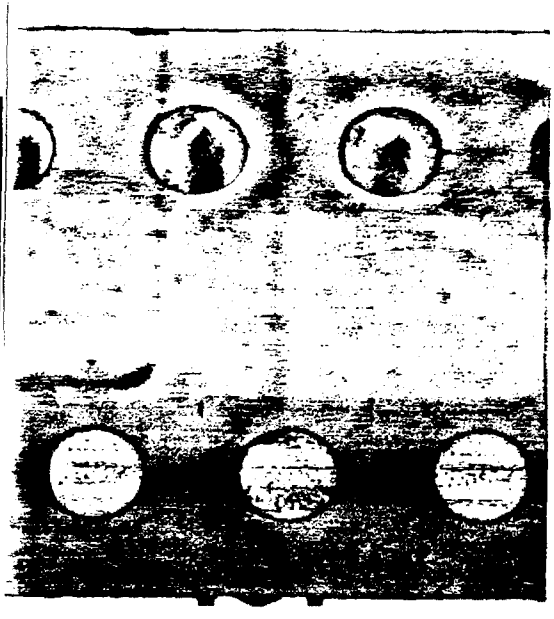
Mary Lawler
SIGNATURE OF NOTARY

TITLE OR TYPE OF DOCUMENT Warranty Deed

NUMBER OF PAGES 2 DATE OF DOCUMENT 4/25/96 Date of Execution

SIGNER(S) OTHER THAN NAMED ABOVE Affiant





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 80700.00
CON TX 298.59
PRFEE 1.00
WDEED 12.00
TOTAL 311.59
CHECK 311.59

05/03/96 01 10:00 0001 7692

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178182
IDENTIF. & REFERENCE

96 MAY -3 AM 9:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1035721