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

BOOK 10753 PG 444

W & I Ref: (sk) Title No: 39502
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sylvain Le Coguic Judy V. Kerr 4487 Post Place, Unit 106 Nashville, TN	Countrywide Home Loans 718 Thompson Lane, Suite 114 Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 103-15-B-106

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 128,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ann Akin Dilley,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Sylvain Le Coguic and Judy V. Kerr, as joint tennants with rights of survivorship,** 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 County, Tennessee, being Unit No. 106 of Lion's Head Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed 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 common elements of the Condominium.

BEING the same property conveyed to Ann Akin Dilley, as her sole and separate property by deed from Shirley W. Tenison, previously known as Shirley W. Hazlewood, married of record in Book 9915, Page 693, Register's Office for Davidson County, Tennessee. The described property is an investment property and has never been used as a residence of the Grantor who is a citizen/resident of Nevada.

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

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, Book 5342, Page 683, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This conveyance is subject to agreement for dedication of easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County of record in Book 6909, Page 212 and Book 7196, Page 827, said Register's Office; Easement for sewer line purpose granted K.C. Club Incorporated of Nashville, Tennessee, by the most Rev. William L. Adrian, Bishop of Nashville, of record in Book 3224, Page 527, and Book 3376, Page 102, said Register's Office; Easement to construct and maintain a pipe line for natural gas granted Nashville Gas Company, a Tennessee Corporation, by the Most Rev. William L. Adrian, Roman Catholic Bishop of the Diocese of Nashville, of record in Book 3969, Page 788, said Register's Office; 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. 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 4889, Page 140, Register's Office for said County; 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 as its northeasterly extremity). Richland Creek (the right 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 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 of record in Book 4675, Page 134, Register's office for Davidson county, Tennessee.

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This is improved property, known as: 4487 Post Place, Unit 106, Nashville, TN

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 9th day of January, 1998.

Ann Akin Dilley

Ann Akin Dilley

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.
98 JAN -9 PM 2:12

IDENTIF. & REFERENCE 0388821

State of Tennessee
County of Davidson

On this 9th day of January, 1998, before me the undersigned authority, personally appeared **Ann Akin Dilley**, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

0619 01/09 0101 03CHECK 484.45

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 128500.00

Affiant

Sworn and subscribed before me on the 9th day of January, 1998.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

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
128500.00
CON TX 475.45
PRFEE 1.00
WDEED 8.00
TOTAL 484.45
CHECK 484.45

01/09/98 01 14:16 0001 0619

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0388821
IDENTIF. ↑ REFERENCE

98 JAN -9 PM 2:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1241283