Box 50-B

THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
329 Union Street
P.O. Box 190632
Nashville, Tennessee 37219-0632

BOOK 10915 PG 541

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
[redacted] ANN J. DABBS 4487 Post Place #129 Nashville, Tennessee 37205	HOMECOMINGS FINANCIAL NETWORK, INC. 12600 Whitewater Drive Minnetonka, Minnesota 55343	Map: 103-15-B Parcel: 129

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FLORENCE ANN MELCHER, a single woman (hereinafter "GRANTOR") has bargained and sold and does hereby sell, transfer and convey unto the said [redacted] ANN J. DABBS (hereinafter "GRANTEES"), as tenants by the entirety, their heirs and assigns, a certain tract of real property located in Davidson County, more particularly described as follows, to wit:

> BEING Unit No. 129 of Lion's Head Condominium, a Condominium or horizontal property regime established by Master Deed of record in Book 5340, page 70, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, page 82, said Register's Office.
>
> TOGETHER with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed (and By-Laws which are an exhibit thereto), including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan.
>
> SUBJECT, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Plan, Master Deed and By-Laws, all of which the Grantee does assume and agree to observe and perform, including but not limited to, the payment of assessments.
>
> BEING of the same property conveyed to Florence E. Hudson and Florence Ann Melcher, as joint tenants with right of survivorship, by deed from Lions Head Associates, a Tennessee general partnership composed of Andrew Properties, Inc. and Cherokee Properties, Inc., Tennessee corporations, of record in Book 5531, page 957, Register's Office for Davidson County, Tennessee. The said Florence E. Hudson having since died in 1983, vesting fee simple title in the said Florence Ann Melcher as surviving joint tenant.

This is improved real property known as **4487 Post Place, #129, Nashville, Tennessee, 37205.**

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said GRANTEES, their heirs and assigns forever.

The said GRANTOR does hereby covenant with the GRANTEES that she is lawfully seized and possessed of the said real property in fee simple and has good right to convey it and the same is unencumbered, except for:

1. Davidson County Property Taxes for 1998 which are prorated to the date of closing and assumed by the GRANTEES.

2. Matters set forth on the Plan of record in Book 5200, Page 82, Register's Office of Davidson County.

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3. Matters set forth on the Master Deed of record in Book 5340, page 70, Register's Office of Davidson County, and as amended in Book 5342, page 683, said Register's Office.

4. Matters set forth on the Charter Lions Head Condo Apartment of record in Book 5342, Page 2, Register's Office of Davidson County.

5. Power line, gas line, sewer line and water rights easements in Book 3224, page 527;Book 3376, page102; Book 3969, page 788; Book 4675, page 134; Book 4889, page 140 and Book 4995, page 32, all of record in Register's Office of Davidson County.

6. All other restrictions and easements of record, if any.

Except as set forth above, the undersigned GRANTOR does further covenant and bind herself, her heirs and assigns to warrant and defend the title to said property to the said GRANTEES, their heirs and assigns against lawful claims of all other person or entities whomsoever.

WITNESS my hand this 30 day of April, 1998.

Florence Ann Melcher
FLORENCE ANN MELCHER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FLORENCE ANN MELCHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of April, 1998.

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

Notary Public

My Commission Expires: Sept 23, 2001

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $141,900.00.

JOHN A. DABBS

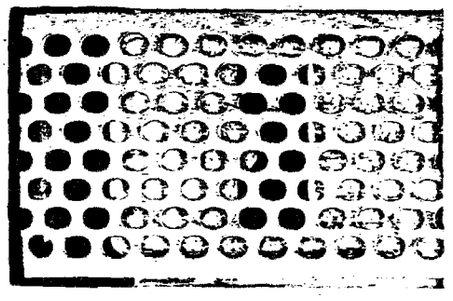
2687 05/05 0101 03CHECK 534.03

Subscribed and sworn to before me this ____ day of April, 1998.

NOTARY PUBLIC

My Commission Expires:_____

0433587
IDENTIF. & REFERENCE
AY -5 AM 11:33
Z. WILSON III REGISTER
AVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10915 PG 543

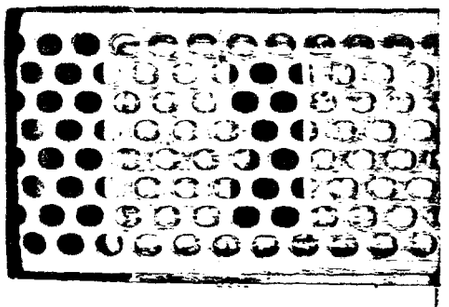
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 141900.00
CON TX 525.03
PRFEE 1.00
WDEED 8.00
TOTAL 534.03
CHECK 534.03

05/05/98 01 11:35 0001 2687

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0433587
IDENTIF. # REFERENCE

98 MAY -5 AM 11:33
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1288748