BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $146,000.00. Ann D. Fu **Affiant** Subscribed and sworn to before me, this 31st day of July, 1998. Kathleen Taylor Ley Notary Public My Commission Expires July 24, 1999

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
T. J. Neal and Lyndrel Hutchison 4487 Post Place, #10 Nashville, TN 37205	SAME	103-15-B- 010.00 8DA 61309

04699430

98 JUL 31 PM 3:55

FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANCES R. LENTZ, as surviving tenant by the entireties,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **T. J. NEAL AND LYNDREL HUTCHISON, as joint tenants with rights of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Unit No. 10 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, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ned Lentz and wife, Frances R. Lentz by deed from Harriet Majors, unmarried, of record in Book 6308, page 443, Register's Office for said County, and by Instrument of Correction of record in Book 6353, page 890, Register's Office for Davidson County, Tennessee; the said Ned Lentz having since died.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Easement for sewer line purposes 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, Register's Office for Davidson County, Tennessee.

3. 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, Register's office for said County, the location of which is shown on page 789.

4. Overhead line easement granted Metropolitan Government of Nashville and Davidson County, Tennessee, 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, Register's Office for said County.

5. Easement granted Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government by grant from David M. Carney and wife, of record in Book 4889, page 140, Register's Office for said County.

6. A 10 foot sewer easement across the southeasterly portion of premises and across the northeasterly portion of the 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 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. Carney Development, of record in Book 4675, page 134, Register's Office for Davidson County, Tennessee.

7. Master Deed establishing a Horizontal Property Regime 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 for 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, Register's Office for said county, including among other conditions and requirements, assessments, liens, use and occupancy restriction and other undertakings all as set out and provided in the said Master Deed and exhibits appended thereto, reference to which is here made.

8. Matters shown on the Plan of record in Book 5200, page 82, Register's Office for said County.

This is improved property known as 4487 Post Place, #10, Nashville, TN 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 Grantees, their heirs and assigns, forever; and I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of July, 1998.

Frances R. Lentz

1019 07/31 0101 03CHECK 555.20

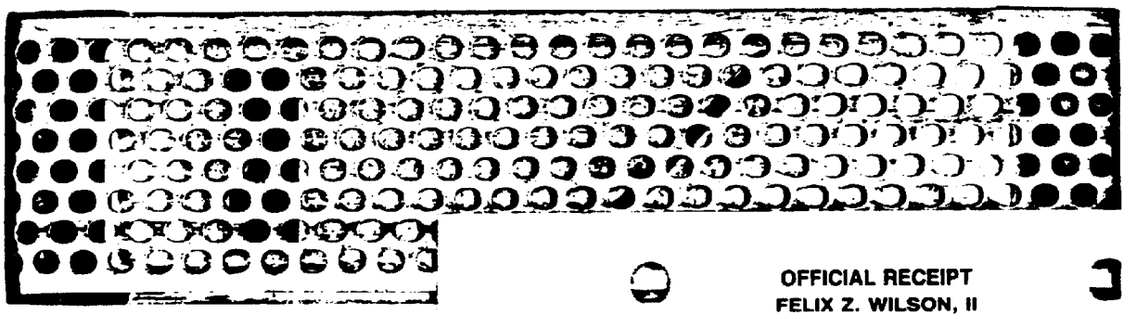
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANCES R. LENTZ, UNMARRIED,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of July, 1998.

Kathleen Taylor Key
Notary Public

My Commission Expires: July 24, 1999



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

RECEIVED OF _____

FOR _____

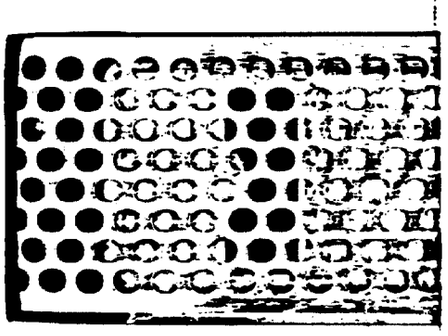
BOOK 11045 PAGE 397

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 146000.00
CON TX 540.20
PRFEE 1.00
MDEED 12.00
CFEE 2.00
TOTAL 555.20
CHECK 555.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 1555N0001 1019



0469430
IDENTIF. # REFERENCE

98 JUL 31 PM 3:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326632