8

PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 41419
Dav. Co. File: Box 8

Instr:200001280009341 Page: 1 OF 3
REC'D FOR REC 01/28/2000 2:18:35PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $462.13

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John A. Dabbs Ann J. Dabbs 4487 Post Place #129 Nashville, TN 37205	GMAC Mortgage 100 Witmer Road Horsham, PA 19044-0963

TAX MAP-PARCEL NUMBERS: 103-15-B-130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 124,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cornelia Faust and Joanne Faust Horn,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John A. Dabbs and spouse, Ann J. Dabbs,** 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. 130 of Lion's Head Condominium Apartment a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on 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 Cornelia Faust and Joanne Faust Horn, as Tenants in Common by deed from Ester O. Faust, unmarried of record in Book 7066, page 879, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 82, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5340, page 70 and Book 5342, page 683, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; And easements for sanitary sewers and / or storm drainage of record in Book 6909, page 212 and Book 7196, Page 829, said Register's Office; Subject property is subject to a first right of refusal as set out in the Master Deed and By-Laws herewith referenced. Satisfactory proof must be furnished that said right of refusal has been wiaved as to the propsed conveyance; Subject to easement to construct and maintain a pipe line for natural gas to Nashville Gas Co., in Book 3969, page 788, said Register's Office, the location of which is shown on page 789.; Subject to overhead 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; Subject to 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; Subject to 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 at its northeasterly extremity), Richland Creek (the rights of upper and lower riparian owners to 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 Robertson, Jr., May 5, 1976, and as appears on the Plan of the David M. Carney Development, in Book 4675, page 134, said Register's Office.

This instrument is executed on behalf of by Cornelia Faust as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 4487 Post Place #130 , 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 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 18th day of January, 2000.

Cornelia Faust
Cornelia Faust

Joanne Faust Horn by Cornelia Faust
Joanne Faust Horn, By: Cornelia Faust, Atty-In-Fact

State of Tennessee
County of Davidson

On this 18th day of January, 2000, before me the undersigned authority, personally appeared **Cornelia Faust**, 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.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 124,900.00

Cornelia Faust
Affiant

Sworn and subscribed before me on the 18th day of January, 2000.

Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cornelia Faust**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of , as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 18th day of January, 2000.

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Cornelia Faust and Joanne Faust Horn

TO: John A. Dabbs and Ann M. Dabbs

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Cornelia Faust
Cornelia Faust, Affiant

Sworn to and subscribed before me this

18th day of January, 1900.

Notary Public

My Commission Expires:_____