FILE BOX 19B
01-3-24-D

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/19/01 14:37 2pgs
Fees:11.00 Taxes:484.33

20010319-0026111

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,900.00

Virginia H. Manier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VIRGINIA H. MANIER (NAME)	" NEW OWNERS " (NAME)	MAP 103-15-0-B
4487 Post Place #97 (ADDRESS)	(ADDRESS)	PARCEL 097CO
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	F.B.# 08DA-61396

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN LANE DENSON, IV, SCOTT THOMAS DENSON, ANN MILSTEAD, AND ROBIN DENSON, DEVISEE UNDER WILL OF TOMMYE DENSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VIRGINIA H. MANIER, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 97 of Lion's Head Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By Laws, of record in Book 5340, Page 70, and as amended in Book 5342, Page 683, 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 the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed and By-Laws including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and By-Laws.

BEING part of the same property conveyed to Tommye M. Denson, unmarried, by Deed from Donald Reuben Searcy and wife, Alice J. Searcy of record in Book 9046, Page 799, Register's Office for Davidson County, Tennessee, the said Tommye M. Denson having since died. The said property was devised to John Lane Denson, IV, Scott Thomas Denson, Ann Milstead* and William Brewster Denson by the Last Will and Testament of Tommye Denson of record in Will Book 233, Page 77, Probate Court Clerk's Office for said County. The said William Brewster Denson having since died intestate, survived by Robin Denson, his sole surviving heir at law.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the

* ANN MILSTEAD BEING ONE IN SAME AS ANN MILSTEAD DENSON.

Legal Continued on Page 2

unimproved ( )
This is improved (X) property, known as 4487 Post Place #97, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 15th day of March 2001

JOHN LANE DENSON, IV
SCOTT THOMAS DENSON
By: Deborah Denson
Deborah Denson, Attorney-in-fact

* ANN MILSTEAD DENSON
ROBIN DENSON, DEVISEE
By: Deborah Denson
Deborah Denson, Attorney-in-fact

Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lion's Head Condominiums, of record in Book 5340, Page 70, and as amended in Book 5342, Page 683, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of SCOTT THOMAS DENSON pursuant to a Power of Attorney executed by same on the 28th day of February, 2001, and being filed for record simultaneously herewith.

THIS instrument is being executed in behalf of ROBIN DENSON pursuant to a Power of Attorney executed by same on the 28th day of February, 2001, and being filed for record simultaneously herewith.

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 JOHN LANE DENSON, IV, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of March, 2001.

My Commission Expires: 05/28/03

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of March, 2001, before me personally appeared DEBORAH DENSON, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of SCOTT THOMAS DENSON, and acknowledged that she executed the same as the free act and deed of the said SCOTT THOMAS DENSON.

My Commission Expires: 05/28/03

Notary Public

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 ANN MILSTEAD,* the 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 Brentwood, Tennessee, this 15th day of March, 2001.

* ANN MILSTEAD BEING ONE IN SAME AS ANN MILSTEAD DENSON

My Commission Expires: 05/28/03

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of March, 2001, before me personally appeared DEBORAH DENSON, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of ROBIN DENSON, and acknowledged that she executed the same as the free act and deed of the said ROBIN DENSON.

My Commission Expires: 05/28/03

Notary Public