THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999* *18218*	*STATE OF TENNESSEE /* *COUNTY OF DAVIDSON /* *The actual consideration or value, whichever is greater, for this transfer is $118,200.00.* *Affiant* NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires September 24, 2005 STATE OF TENNESSEE *Notary Public* *My commission expires:*

Name and Address of New Owner:

Kellie M. McDaniel
4487 Post Place #101
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 05/20/02 10:52 2pgs
Fees:13.00 Taxes:437.34
20020520-0061232

Send Tax Bills To:

CTX Mortgage Company
P.O. Box 199077
Dallas, TX 75219-9077

Street Address of Subject Property:

4487 Post Place #101
Nashville, Tennessee 37205

Map and Parcel:

103-15-B-101-CO

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 Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **NICKY NANCE AND WIFE, REGINA NANCE,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **KELLIE M. McDANIEL,** hereinafter called "**GRANTEE,**" her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 101, on the Plan of Lions Head Condominium Apartments, of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Lions Head Condominium Apartments, as of record in Book 5340, page 70; Book 5340, page 121 and Book 5342, page 683, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for Lions Head Condominium Apartments, for proper identification.

Being the same property conveyed to Nicky Nance and wife, Regina Nance, by Deed from Harry W. Peffen, III, unmarried, of record in Book 8647, page 65, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan/Nashville and Davidson County property taxes for 2002, which have been prorated between the parties and assumed by Grantee.

2. All matters shown on the Plan of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee.

3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the Bylaws for the administration thereof; also subject to easements, rights and interests 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lions Head Condominium Apartments, of record in Book 5340, page 70, Book 5340, page 121, and Book 5342, page 683, Register's Office for Davidson County, Tennessee.

4. Easement for sanitary sewers and/or storm drainage conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6909, page 212 and Book 7196, page 827, Register's Office for Davidson County, Tennessee.

5. Charter of Lions Head Homeowners Association, Inc. of record in Book 5342, page 2, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantee understands that Grantors are conveying all their right, title and interest in and to the described condominium apartment and not real estate in fee simple. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantee, her 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 hands this 17th day of May, 2002.

NICKY NANCE **REGINA NANCE**

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 **NICKY NANCE AND WIFE, REGINA NANCE,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

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