Davidson County DEEDQC
Recvd: 05/23/02 09:16 2pgs
Fees:12.00 Taxes:0.00
20020523-0062721

THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)
Choate Investment Properties, L.L.C.
884 General George Patton Rd.
Nashville, TN 37221

Send Tax Bills To
Same

Map-Parcel No.
Map 103-15-B

Parcel 23.00

Quitclaim Deed

Evangelist Gaffney Choate, a widow, Grantor, quitclaims to Choate Investment Properties, L.L.C., a Tennessee limited liability company, Grantee, its successors and assigns, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee as follows:

Unit No. 23, in a Horizontal Property Regime which is located on the Plat of Lion's Head Condominium Apartments of record in Book 5200, page 82, RODC. Being part of the same property conveyed to Lion's Head Associates, A Tennessee partnership by deed from Lion's Head Apartments, a Tennessee Limited Partnership of record in Book 5287, p. 556, RODC.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 64-2701, a sec. of the Tenn. Code Annotated, and is subject to the provisions and requirements thereof; also, subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements not or hereafter established over, through or upon the land embracing the regime and building thereof, and also including without limitation all conditions, covenant, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lion's Head Condominium of record in Book 5340, p 70, the execution of which was corrected by an instrument of record in Book 5342, page 683, both in RODC; and is subject to the By-Laws for the administration thereof, which are appended to the Master Deed as Exhibit "C" there of record in Book 5340, p 121, RODC, including among others conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended there to reference to which is here made.

This is improved property, known as Unit 23, 4487 Post Place, Nashville, TN 37205.

Being the same property conveyed to Evangelist Gaffney Choate, a widow, by deed from Elizabeth K. Fite, a widow, of record in Book 6003, Page 721, Register's Office for Davidson County, Tennessee.

This deed is executed pursuant to the authority conferred Durable Power of Attorney executed by Evangelist Gaffney Choate and recorded on January 24, 1996, in Book 9926, Page 579, Register's Office for Davidson County, Tennessee. Johanna C. Shadoin does hereby certify under oath that Evangelist Gaffney Choate is now living and to her knowledge has not revoked said Power of Attorney.

Signed on May 15, 2002.

Evangelist G Choate by Johanna C. Shadoin
Evangelist Gaffney Choate, Grantor, by Johanna C. Shadoin as her Attorney-in-Fact

State of Tennessee
County of Sumner

Personally appeared before me, Johanna C. Shadoin, with whom I am personally acquainted or who proved to me on satisfactory evidence, to be the person who executed the foregoing instrument as

attorney-in-fact for Evangelist Gaffney Choate, Grantor, and who acknowledged that she executed the same as the free act and deed of Evangelist Gaffney Choate.

Witness my hand, at office, on May 15, 2002.

Lisa J. Love

Notary Public
My commission expires: Oct. 1, 2002

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $ 0 . Subscribed and sworn to before me on May 15, 2002.

Johanna C. Shadoin

Johanna C. Shadoin, Chief Manager, Choate Investment Properties, L.L.C.
Affiant

Lisa J. Love

Notary Public
My commission expires: Oct. 1, 2002