This Instrument Prepared By:
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Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 06/19/02 13:35 3pgs
Fees:18.00 Taxes:518.00
20020619-0074161

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP PARCEL
Stanley G. Hopp, M.D.	Same	Map 103-15-B
2018 Fransworth Drive		Parcel 171
Nashville, Tennessee 37205		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me this the 19th day of June, 2002.

Notary Public

CATHY Q. ZABOROWSKI NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My Commission Expires: 1-18-05

My Commission Expires JAN. 18, 2005

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten 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 **Mary Cunningham Ford, an unmarried person**, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **Stanley G. Hopp, M.D.**, hereinafter called "GRANTEE", his heirs and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Unit No. 171, on the Plan of Lion's Head Condominium/Apartments, according to the Master Deed of record in Book 5340, page 70, corrected in Book 5342, page 683, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 82, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Mary Cunningham Ford by deed of record in Book 7061, page 946, Register's Office for Davidson County, Tennessee.

The Property is transferred subject to the limitations, restrictions, and encumbrances set forth on **Exhibit "A**."

This is improved property known as 4487 Post Place, Unit 171, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with said GRANTEE that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on **Exhibit A** and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind herself, her heirs, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise. 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 its hand this, the 19th day of June, 2002.

GRANTOR:

Mary Cunningham Ford

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 **Mary Cunningham Ford**, an unmarried person, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 19th day of May, 2002

Notary Public

My Commission Expires:

11/27/04

MARILYN HYDE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

THE FOREGOING DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government of Davidson County Taxes for the year 2002 and subsequent years.

2. All matters shown on Plat recorded in Book 5200, page 82, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 5340, page 70, as corrected in Book 5342, page 683, Register's Office for Davidson County, Tennessee.

4. By-Laws of Lion's Head Homeowner's Association, Inc. of record in Book 5340, page 121, Register's Office for Davidson County, Tennessee.

5. Easement(s) to KC Club, Inc., as set forth in instrument recorded in Book 3224, page 527, Register's Office for Davidson County, Tennessee.

6. Easement(s) to City of Nashville, as set forth in instrument recorded in Book 3376, page 102, Register's Office for Davidson County, Tennessee.

7. Easement(s) to Nashville Gas Co., as set forth in instrument recorded in Book 3969, page 788, Register's Office for Davidson County, Tennessee.

8. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 4889, page 140; Book 4995, page 32; Book 6909, page 212; and Book 7196, page 827, Register's Office for Davidson County, Tennessee.

9. Charter of Lion's Head Homeowner's Association, Inc. of record in Book 5342, page 2, Register's Office for Davidson County, Tennessee.

10. 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 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 Robertson, Jr., dated 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.