Davidson County DEEDWARR
Recvd: 10/03/02 15:34 2pgs
Fees:13.00 Taxes:460.65
20021003-0120922

598

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
John F. Kania 4487 Post Place, #37 Nashville, TN 37205	Same as New Owner	Map 103-15 Group B Parcel 37.00 CO
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY FOUR THOUSAND FIVE HUNDRED and NO/100 ($124,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **MATTHEW G. WILSON, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **JOHN F. KANIA, unmarried**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A condominium apartment in Davidson County, Tennessee, being Unit No. 37 of Lion's Head Condominium apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan 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 elements of the Condominium.

Being the same property conveyed to Matthew G. Wilson, unmarried, by Warranty Deed from Terry Crotzer and spouse, Ruth C. Hawes of record in Book 10038, page 394, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plan of record in Book 5200, page 82; 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 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; Book 5340, page 121 and Book 5342, page 683, all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 4487 Post Place, #37, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except for lien of the 2002 property taxes, which taxes are being prorated between the parties hereto, the Grantors paying to the Grantee their proportionate share and the Grantee assuming payment thereof.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 30th day of September, 2002.

MATTHEW G. WILSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Matthew G. Wilson, 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 seal, this 30th day of September, 2002.

Notary Public

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 1/4/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $124,500.00.

John F. Kania
AFFIANT

Subscribed and sworn to before me, this 30th of September, 2002.

NOTARY PUBLIC

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 1/4/06