Davidson County DEEDWARR
Recvd: 12/30/02 11:10 2pgs
Fees:13.00 Taxes:617.90
20021230-0161761

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19762**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $167,000.00. Affiant Subscribed and sworn to before me, this 20th day of DECEMBER, 2002. Notary Public My Commission Expires:

My Commission Expires
September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Robert J. Sullivan 4487 Post Place, #117 Nashville, TN 37205	SouthTrust Mortgage Corporation 210 Wildwood Parkway Birmingham, AL 35209	MAP 103-15-B PAR 117.00 CO FB 08DA 61416

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ANNE B. WALLACE, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROBERT J. SULLIVAN AND WIFE, DOROTHY MARIE SULLIVAN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4487 Post Place, #117, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of DECEMBER, 2002.

ANNE B. WALLACE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ANNE B. WALLACE, 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, at office, this 20th day of DECEMBER, 2002.

My Commission Expires: _____ Notary Public

My Commission Expires
September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 117 on the Plan of Lion's Head Condominium Apartments of record in Plat Book 5200, page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's Head Condominium, a horizontal property regime established by Master Deed of record in Book 5340, page 70, corrected in Book 5342, page 683, said Register's Office.

Being the same property conveyed to Anne B. Wallace, unmarried by deed from Eugene J. Heldman, a married man and Mark M. Heldman, a married man of record in Book 6168, page 566, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 5340, page 70, corrected in Book 5342, page 683; (2) Charter of record in Book 5342, page 2; (3) Easements of record in Book 6909, page 212, Book 7196, page 827; Book 3224, page 527, Book 3376, page 102, Book 3969, page 788, Book 4995, page 32, Book 4889, page 140 and Book 4675, page 134; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 82, said Register's Office.