THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22019-11-2003** 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $165,000.00. Affiant Subscribed and sworn to before me, 11th day of November, 2003. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Mary Henley Niederhauser 4487 Post Place #180 Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.103.15 Parcel No. 180.00 CO

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, **Mary Ellen F. Hollands, Executrix of the Estate of Lillie A. Jones**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Henley Niederhauser** ("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 #180, Nashville, TN, 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 the 11th day of November, 2003.

Mary Ellen F. Hollands, Executrix

Mary Ellen F. Hollands, Executrix

Davidson County DEEDWARR
Recvd: 11/14/03 16:02 2pgs
Fees:13.00 Taxes:610.50

20031114-0166991

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Ellen F. Hollands, Executrix**, 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 11th day of November, 2003.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 180 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 Condominiums, 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 Toussaint L. Jones and wife, Lillie A. Jones by deed dated 6/15/1979, from Lions Head Associates, a Tennessee Partnership of record in Book 5451, Page 306, Register's Office for Davidson County, Tennessee. The said Toussaint L. Jones having since died. The said Lillie A. Jones has subsequently died. Said property was directed to be sold by Mary Ellen F. Hollands, Executrix by Will of record in Instrument No. 526471118666, Davidson County Probate Clerk's Office.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) Charter of Incorporation of Lion's Head Homeowner's Association of record in Book 5342, Page 2, Register's Office for Davidson County, Tennessee.
4) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Lion's Head Condominiums, of record in Book 5340, Page 70; corrected in Book 5342, Page 683, Register's Office for Davidson County, Tennessee.
5) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6909, Page 212 and Book 7196, Page 827, Register's Office for Davidson County, Tennessee.
7) Easement for underground sewer line of record in Book 3224, Page 527 and Book 3376, Page 102, Register's Office for Davidson County, Tennessee.
8) Easement for right-of-way of record in Book 3969, Page 788, Register's Office for Davidson County, Tennessee.
9) Easement of record in Book 4995, Page 32 and in Book 4889, Page 140, Register's Office for Davidson County, Tennessee.