PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 05/03/04 10:32 2pgs
Fees:13.00 Taxes:714.10
20040503-0049921

W & I Ref:(_____) Title No: 45358
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Charlotte M. Johns 4487 Post Place #129 Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 103-15-B-129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$193,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ann J. Dabbs, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charlotte M. Johns , unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 129 of Lion's Head Condominium Apartments a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed 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 common elements of the condominium.

Being the same property conveyed to Ann J. Dabbs by deed from Florence Ann Melcher, a single woman of record in Book 10915, Page 541, Register's Office for Davidson County

John A. Dabbs, spouse of Ann J. Dabbs, joins in this conveyance solely to convey any and all marital interest in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 82, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: And easements for sanitary sewers and/or storm drainage of record in Book 6909, Page 212 and Book 7196, Page 829, said Register's Office. The provisions of the condominium Master Deed of record in Book 5340, page 70, Book 5342, page 683, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters. Subject to easement to construct and maintain a pipe line for natural gas to Nashville Gas Co., in Book 3969, page 788, said Register's Office, the location of which is shown on page 789. Subject to overhead easement granted Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government by grant from David M. Carney and wife, of record in Book 4995, page 32, said Register's Office. Subject to easement granted Metropolitan Government of Nashville and Davidson County, Tennessee acting by and through the Electric Power Board of said Metropolitan Government by grant from David M. Carney and wife, of record in Book 4995, page 32, said Register's Office. Subject to easement granted Metropolitan Government of Nashville and Davidson County, Tennessee acting by and through the Electric Power Board if said Metropolitan Government by grant of record in Book 4889, page 140, said Register's Office. Subject to 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 certification, 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

Roberson, Jr., May 5, 1976, and as appears on the Plan of the David M. Carney Development, in Book 4675, page 134, said Register's Office.

This is improved property, known as: 4487 Post Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 2004.

Ann J. Dabbs

John A. Dabbs

State of

County of

On this 30th day of April, 2004 , before me the undersigned authority, personally appeared Ann J. Dabbs , John A. Dabbs and to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of

County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $193,000.00

Affiant

Sworn and subscribed before me this the 30th day of April, 2004

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

Notary Public