Box 44 CL

Davidson County DEEDWARR
Recvd: 05/21/04 16:14 2pgs
Fees:13.00 Taxes:893.55

20040521-0060275

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $241,500.00.

Sarah M Howell
Affiant

Subscribed and sworn to before me, this 21st day of May, 2004.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner As Follows:
Sarah M. Howell
4487 Post Place, #128
Nashville, TN 37205

Send Tax Bills To:
Same as New Owner

Map-Parcel Number:
103-15B-128

JULY 21 2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT M. WILLIAMS AND WIFE, MARIE B. WILLIAMS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **SARAH M. HOWELL**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 128 on the Plan of Lion's Head Condominium Apartments, of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property coneveyed to Robert M. Williams and wife, Marie B. Williams by deed from Rachel Carrington Rowsey, unmarried and William F. Rowsey, Jr., Guardian for Miranda Ruth Rowsey, of record in Book 10511, page 399, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed and ByLaws establishing a Horizontal Property Regime of Lions Head Condominium, of record in Book 5340, page 70, as corrected at Book 5342, page 683, Register's Office for said County.

3. Easement for sewer line purposes granted to K. C. Club, Inc., of record in Book 3224 page 527, Register's Office for Davidson County, Tennessee.

4. Easement to construct and maintain a pipe line for natural gas to Nashville Gas Company, of record in Book 3969, page 788, said Register's Office.

5. Overhead line easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4995, page 32, said Register's Office.

6. Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4889, page 140, said Register's Office.

7. Easements as depicted on the survey made by James L. Murphy, Jr., and Co., dated June 5, 1974, and as appears on the plan of the David M. Carney Development, of record in Book 4675, page 134, said Register's Office.

8. Matters shown on the Plan of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of record in Book 6909, page 212, said Register's Office, and of record in Book 7196, page 827, Register's Office for Davidson County, Tennessee.

10. Rights of others in and to the common elements.

This is improved property known as 4487 Post Place, #128, Nashville, TN 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, her heirs and assigns, forever; and we covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 21st day of May, 2004.

Robert M. Williams

Marie B. Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT M. WILLIAMS AND WIFE, MARIE B. WILLIAMS**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of May, 2004.

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires JULY 21, 2007