PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 07/28/04 15:55 2pgs
Fees:13.00 Taxes:888.00
20040728-0090631

W & I Ref: km Title No: 45748

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kelly L. Moore 4487 Post Place Avenue Unit #34 Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 103-15-B-034

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$240,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Deborah B. MacDonald**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kelly L. Moore** 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. 34 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 Deborah B. MacDonald by deed from Betty Kleeman, unmarried of record in Book 11723, Page 274, Register's Office for Davidson County, Tennessee.

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 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 thereof.

Easements for sanitary sewers and /or storm drainage of record in Book 6909, Page 212 and Book 7196, Page 829, said Register's Office.

Said property is subject to a first right of refusal.

Subject to easement to construct and maintain a pipeline 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 to 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 an 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 an easement granted to the 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

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 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.

Subject to 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, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition , conditions or restrictions would violate 42 USC 3604c.

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 27th day of July, 2004 .

Deborah B. MacDonald

Deborah B. MacDonald

State of TENNESSEE

County of DAVIDSON

On this 27th day of July, 2004 , before me the undersigned authority, personally appeared **Deborah B. MacDonald** , 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE

County of DAVIDSON

My Commission Expires MAY 24, 2008

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $240,000.00

Kelly L. Moore

Affiant

Sworn and subscribed before me this 27th day of July, 2004

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires MAY 24, 2008