Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/20/04 13:59 2 pgs
Fees:13.00 Taxes:469.90
20040820-0101015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $127,000.00

Barbara Gardner
Affiant

Subscribed and sworn to before me, this 10 day of August 2004.

Rosemary P. Smithson
Notary Public
My commission expires: 8/11/07

ROSEMARY P. SMITHSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Deborah D. Shelton	Union Planters Bank, N.A.	103-15-B-162-61461
4487 Post Place, Apt. # 162	1900 Charles Bryan Rd.	
Nashville, TN 37205	Cordova, TN 38016	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Florence Ann Melcher an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Deborah D. Shelton an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 162 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 made for a more complete description together with the appurtenant interest in the common elements of Lion's Head Condominium Apartments a horizontal property regime established by Master Deed and By-Laws of record in Book 5340 page 70 corrected in Book 5342 page 683 said Register's Office.

Being the same property conveyed to Florence Ann Melcher, unmarried by deed from Frances S. Ferguson of record in Book 10858 page 884 Register's Office for Davidson County, Tennessee

Power of Attorney recorded in Instrument No. 20040817-0099286 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2004 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Lion's Head Condominium Apartments of record in Book 5200 Page 82, Register's Office for Davidson County, Tennessee 3) Charter of Lion's Head Condominium Apartments Association of record in Book 5342 Page 21 4) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 5340 Page 70 and corrected in Book 5342 page 683.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master "Deed "

establishing a horizontal property regime of Lion's Head Condominium Apartments and recorded in Book 5340 Page 70 and corrected in Book 5342 page 683 Register's Office for said county. 5) Easements of record in Book 6909 page 212; Book 7196; page 827; Book 3224 page 327; Book 3376 Page 102; Book 3969 page 788; Book 4995 page 32; Book 4889 page 140; Book 4675 page 134

This property is improved property known as 4487 Post Place, Apt. # 162, 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 17th day of August, 2004.

Florence Ann Melcher

By: Ann Melcher Gober
Ann Melcher Gober
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17 day of August, 2004, before me personally appeared Ann Melcher Gober to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Florence Ann Melcher acknowledged that such person executed the same as the free act and deed of Florence Ann Melcher.

Notary Public

My Commission expires 4/2/07

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN

FILE NO: 04480