Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1354

Davidson County DEEDWARR
Recvd: 08/26/04 13:33 3pgs
Fees:18.00 Taxes:647.50
20040826-0103468

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patsy M. Berg,** single , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Grace T. Null,** , 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:

see attached EXHIBIT "A"

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4487 Post Place #104, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 13th day of August, 2004

Patsy M. Berg

_____

State of Tennessee)
County of Davidson)

On this 13th day of August, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Patsy M. Berg, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 175,000.00.

Affiant

Sworn and subscribed before me on this the 13th day of August, 2004.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Grace T. Null
4487 Post Place #104
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
103-15-B-104CO

EXHIBIT "A"

A certain condominium apartment in Davidson County, State of Tennessee, Described as follows to wit:

Unit 104, in a Horizontal Property Regime which is located on the Plat of Lion's Head Condominium Aparments of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John W. Berg and wife, Patsy M. Berg by Quitclaim Deed from John W. Berg, of record in Instrument No. 200002080012707, Register's Office, Davidson County, Tennessee. Said John W. Berg is now deceased.

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act", as the same is set out in Section 64-2701 et seq. 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 thereof; and also including without or upon the land embracing the regime and building thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Lion's Head Condominium of record in Book 5340, page 70, the execution of which was corrected by an instrument of record in Book 5342, page 683, both in the Register's Office of Davidson County, Tennessee; and is subject to the By-laws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5340, page 121, said Register's Office, including amoung other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto reference to which is here made.