PREPARED BY (AND RETURN TO):

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W & I Ref:(km) Title No: 45904
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/07/04 13:22 2pgs
Fees:13.00 Taxes:640.10
20041207-0145741

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Arlene M.Robinson 4487 Post Place Unit #130 Nashville, Tennessee 37205	Same as new owner

TAX MAP-PARCEL NUMBERS: 103-15-B-130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$173,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John A. Dabbs and spouse, Anne J. Dabbs**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Arlene M.Robinson,** unmarried woman 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. 130 of Lion's Head Condominium apartment a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on 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 John A. Dabbs and spouse, Ann J. Dabbs by deed from Cornelia Faust and Joanne Faust Horn of record in Document No. 200001280009341 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.: 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; 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; an 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; an easement granted Metropolitan Government of Nashville and Davidson County, Tennessee acting by and through the Electric Power Board if said Metropolitan Government by grant by grant from David m. Carney and wife, of record in Book 4995, Page 32, said Register's Office; an 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; 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 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 #130, 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 24th day of September, 2004.

John A. Dabbs

Ann J. Dabbs

State of TENNESSEE
County of DAVIDSON

On this 24th day of September, 2004 , before me the undersigned authority, personally appeared John A. Dabbs and Ann J. Dabbs , 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.

Notary

State of TENNESSEE
County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $173,000.00

David Webber
Affiant

Sworn and subscribed before me this the 24th day of September, 2004

My Commission Expires: 9/30/06

Notary Public

My C[illegible] SEPT. 30, [illegible]