Davidson County DEEDWARR
Recvd: 09/26/05 12:29 4 pgs
Fees:23.00 Taxes:740.00
20050926-0115300

After Recording, return to:
Miller & Martin PLLC (APP)
1200 One Nashville Place
150 Fourth Avenue, North
Nashville, Tennessee 37219

Address of New Owner:
Roy Flowers
2222 Woodmont Blvd
Nashville, TN 37215

Send Tax Bills to:
New Owner

Map and Parcel No.
103.15-0B-136.00 CO

LIMITED WARRANTY DEED

THIS DEED, made and entered into as of the 23rd day of September, 2005, by and between:

HUGH C. HOWSER, III (herein referred to as "Grantor"); and

ROY FLOWERS (herein referred to as "Grantee").

WITNESSETH THAT, the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell, and convey to the said Grantee, and his heirs, successors and assigns, the following described property:

That certain property located in Lion's Head Condominiums at 4487 Post Place, Unit #136, Nashville, Davidson County, Tennessee and being more particularly described as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

TOGETHER WITH all easements, rights, members and appurtenances thereunto appertaining.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, privileges, easements, members, appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and his successors and assigns forever in FEE SIMPLE.

AND EXCEPT for those matters set forth in Exhibit "B" attached hereto, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has duly signed, sealed and delivered this deed on the date above written.

GRANTOR:

HUGH C. HOWSER, III

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Hugh C. Howser, III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 2005.

_____
Notary Public
My Commission Expires: 11/26/05

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.

_____
Affiant

Subscribed and sworn to before me,
this 23rd day of September, 2005.

_____
Notary Public
My Commission Expires: 3-25-06

JEAN P. SHEARER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

2442290_1.DOC

EXHIBIT "A"

Land lying in the 24th Councilmanic District, formerly the 8th Civil District, of Davidson County, Tennessee, being Unit 136 on the Plan of Lion's Head Condominium Apartments of record in Plat Book 5200, page 82, Register's Office for said County, 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, a horizontal property regime established by Master Deed of record in Book 5340, page 70, corrected in Book 5342, page 683, said Register's Office.

Being the same property conveyed to Hugh Howser, III, by deed from Bonnie Martin of record in Instrument No. 200407090081978, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Licenses and easements, if any, for public utilities serving the property, the location of which shall be disclosed on a survey;

2. Liens for ad valorem taxes not yet due and payable; and

3. Zoning ordinances of governing municipality affecting the property.