THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25670-07-2006** **Record & Return To:** **Elite Title Company, LLC** **109 Westpark Drive, Suite 230** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $249,500.00. Affiant Subscribed and sworn to before me this 1st day of August, 2006. Notary Public My Commission Expires: MELISSA L. SANDERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 10, 2008 Return to: Elite Title Company 109 West Park Drive Suite 350 Brentwood, TN 37027 606590

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Janie D. Stucker 4487 Post Place # 181 Nashville, TN 37205	New owner	Map No. 103150B18100CO Parcel No.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **C. Hayes Cooney, Married and Susan S. Cooney, Unmarried and C. Hayes Cooney, Jr., Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janie D. Stucker** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

The subject property is not and has never been the primary residence of the Grantor, C. Hayes Cooney and/or his spouse, Patsy Cooney.

This is improved property located at 4487 Post Place # 181, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of August, 2006.

C. Hayes Cooney by Susan S. Cooney as Attorney-In-Fact
Susan S. Cooney by C. Hayes Cooney as Attorney-In-Fact

Susan S. Cooney

C. Hayes Cooney, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named **Susan S. Cooney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **C. Hayes Cooney** as his Attorney-In-Fact, as the free act and deed of the within named **C. Hayes Cooney**.

Witness my hand and official seal at Nashville, Tennessee this 1st day of August, 2006.

NOTARY PUBLIC

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Susan S. Cooney and C. Hayes Cooney, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2006.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 08/18/06 10:38 2 pgs
Fees:13.00 Taxes:923.15

20060818-0102054

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 181 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 72, corrected in Book 5342, page 683, said Register's Office.

Being the same property conveyed to C. Hayes Cooney, a married person, Susan S. Cooney, and unmarried person and C. Hayes Cooney, Jr., an unmarried person, joint tenants with right of survivorship by deed dated 06/02/98 from Joanie L. Abernathy, an unmarried person of record in Book 10968, page 115, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Lion's Head Homeowners' Association of record in Book 5342, page 2, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Lion's Head Condominium, of record in Book 5340, page 70, corrected in Book 5342, page 683, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6909, page 212 and in Book 7196, page 827, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5200, page 82, Register's Office for Davidson County, Tennessee.
7. Easement for conservation greenway of record in Instrument No. 20040728-0090473, Register's Office for Davidson County, Tennessee.
8. Easement for sewer line purposes of record in Book 3224, page 527, and Book 3376, page 102, Register's Office for Davidson County, Tennessee.
9. Easement to the Nashville Gas Company of record in Book 3969, page 788, Register's Office for Davidson County, Tennessee.
10. Overhead line easement granted to the Metropolitan Government of Nashville and Davidson County of record in Book 4995, page 32, Register's Office for Davidson County, Tennessee.
11. Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 4889, page 140, Register's Office for Davidson County, Tennessee.