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BILL GARRETT, Davidson County
Trans:T20090039256 DEEDWARR
Recvd: 06/12/09 11:14 3 pgs
Fees:18.00 Taxes:821.40
20090612-0054714

THIS INSTRUMENT PREPARED BY:
Watkins, & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, TN 37201
(615) 255-2191

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
AMERETT JOAN PARISH 4487 Post Place, #45 Nashville, TN 37205	Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	103150B04500C0

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $222,000.00.

Amerett Joan Parish
AMERETT JOAN PARISH

SUBSCRIBED AND SWORN to before me, Gerald G. Patterson by AMERETT JOAN PARISH, this 10th day of June, 2009.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. GERALD G. PATTERSON
My Commission Expires August 23, 2011

Notary Public
My Commission Expires:_____

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty-Two Thousand Dollars ($222,000.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, HELEN L. MOSKOVITZ,** hereinafter "GRANTOR", have this day bargained and sold and do hereby transfer and convey unto AMERETT JOAN PARISH, unmarried, hereinafter "GRANTEE", her heirs and assigns, all of GRANTOR's right title and interest in certain real estate in Davidson County, Tennessee, more particularly described as follows:

**married

Land in Davidson County, Tennessee, being Unit No. 45 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 Condominiums, 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 Helen L. Moskovitz and Gussie S. Liss, as joint tenants with right of survivorship by Deed dated 6/7/95 from Bettye Baer (a married person) of record in Book 9697, page 823, Register's Office for Davidson County, Tennessee. Gussie S. Liss has since conveyed her interest in said property to Helen L. Moskovitz by Quitclaim Deed of record in Instrument No. 20021121-0145098, Register's Office for Davidson

County, Tennessee.

Said property is subject to:

1. State and County taxes for the year 2009, a lien, but not yet due and payable. Map and Parcel No. 103150B045000O.

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. All matters appearing on the Boundary Plan of record as Book 4675, page 134, Register's Office for Davidson County, Tennessee.

8. Easement for conservation greenway of record in instrument No. 20040728-0090473, Register's Office for Davidson County, Tennessee.

9. Easement for sewer line purposes of record in Book 3224, page 527, and Book 3376, page 102, Register's Office for Davidson County, Tennessee.

10. Easement to construct and maintain a pipe line for natural gas granted Nashville Gas Company of record in Book 3969, page 788, Register's Office for Davidson County, Tennessee.

11. Easement for granted Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of record in Book 4995, page 32, and in Book 4889, page 140, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, her heirs and assigns forever. GRANTOR covenants that she 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 for those matters set forth above.

GRANTOR further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

PERRY W. MOSKOVITZ joins in this conveyance to transfer to GRANTEE all right, title and interest of PERRY W. MOSKOVITZ in said real estate by virtue of his marriage to HELEN L. MOSKOVITZ.

WITNESS our hands this 10th day of June, 2009.

Helen L. Moskovitz by W. Warner McNeilly, III, P.O.A.
HELEN L. MOSKOVITZ
By W. WARNER McNEILLY, III, P.O.A.

Perry W. Moskovitz by W. Warner McNeilly, III, P.O.A.
PERRY W. MOSKOVITZ
By W. WARNER McNEILLY, III, P.O.A.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Gerald G. Patterson, of said county, W. WARNER McNEILLY, III in his capacity as attorney in fact for HELEN L. MOSKOVITZ and PERRY W. MOSKOVITZ, the within named bargainors, 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 in his capacity as attorney in fact for HELEN L. MOSKOVITZ and PERRY W. MOSKOVITZ.

Witness my hand, this 10th day of June, 2009.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires
August 23, 2011