This space for Register's Office:

BILL GARRETT, Davidson County
Trans:T20100008466 DEEDWARR
Recvd: 02/11/10 08:49 2 pgs
Fees:13.00 Taxes:721.50
20100211-0010635

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Thomas L. Bush, Jr.
4487 Post Place #5
Nashville, TN 37205

SEND TAX BILLS TO:
New Owner

Map & Parcel No. 103.15-0B-5.00CO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Artelia Dansby, unmarried, as the sole heir at law of Pearl M. Dansby** hereinafter called the **Grantors**, do hereby convey unto **Thomas L. Bush, Jr., unmarried,** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

A condominium apartment in Davidson County, Tennessee, being Unit No. 5 of Lion's Head Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 82, Register's Office for Davidson County, Tennessee, 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.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5340, Page 70; Book 5340, Page 121, Book 5342, Page 683 in said Register's Office and to the matters set forth in the referenced Condominium Plat of record.

Being the same property conveyed to Pearl M. Dansby, unmarried on February 28, 1997 by Warranty Deed of record in Book 10368, Page 392, Register's Office for Davidson County, Tennessee. The said Pearl M. Dansby has since passed away on August 28, 2007, intestate leaving her daughter, Artelia Dansby, as her sole heir at law. (see Affidavit of Heirship recorded in Instrument No. 20080118-0006039, Register's Office for said County.)

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 4487 Post Place #5, Nashville, TN 37205.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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 seized 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 bind 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.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of February, 2010.

Artelia Dansby

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Artelia Dansby known to me to be the person whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 4th day of February, 2010

Notary Public in and for the
State of Tennessee

My Commission Expires: 6-18-12

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Davidson
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Sworn and subscribed before me on February 4, 2010.

Notary Public

My Commission Expires : 6-18-12

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY