This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 6995 PAGE 475
FILE BOX 3

Address New Owner(s):
Michael R. Martin
3437 Golf Club Lane
Nashville, TN 37215

Send Tax Bills to:
First Federal Savings Bank of TN
101 W. Lincoln
Tullahoma, TN 37388

Map-Parcel Number(s):
Map: map 117-7-F
Parcel: 20
Field Book: 7DA-23370

WARRANTY DEED

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, DOMINION PROPERTIES, a Tennessee general partnership, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Michael R. Martin and Elizabeth D. Smith, both unmarried, (the "Grantees"), their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Being Unit No. 20, together with the appurtenant interest in the common elements of Brighton Court Condominium, a horizontal property regime established by Master Deed, of record in Book 6229, page 537, as amended in Book 6912, page 163, and supplemented in Book 6912, page 158, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.
>
> Being part of the same property conveyed to Dominion Properties by deed from R. E. Slaughter and wife, Cathryn H. Slaughter, of record in Book 6368, page 247, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) the aforementioned Master Deed and the By-laws incorporated therein; (2) all matters appearing on the Site Plan of Brighton Court Condominium, which is attached as Exhibit "D" to the aforementioned Master Deed; (3) Storm Water Detention Agreement, of record in Book 6436, page 578, Register's Office for Davidson County, Tennessee; and (4) Taxes for 1986, which have been prorated and will be paid by Seller.

This is improved property known as 3437 Golf Club Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their 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 herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns against the lawful claims of all persons.

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 this 29th day of September, 1986.

DOMINION PROPERTIES, a
Tennessee general partnership

By: H. Lee Barfield II, Partner

STATE OF TENNESSEE
4 7.90 2.
IDENTIFICATION REFERENCE
Oct 1 8 19 AM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared H. Lee Barfield, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be partner of Dominion Properties, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of September, 1986.

Laura B. Hall
Notary Public

My Commission Expires: 3/11/90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 120,900.00.

Michael R. Martin
Affiant

Subscribed and sworn to before me, this 30th day of September, 1986.

Notary Public

My Commission Expires: 7-18-87

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6995 PAGE 477

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

120[illegible].00→ CONT.
338.50 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 345.00→
0575A10/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47902

IDENTIFICATION REFERENCE

Oct 1 8 19 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 301237