5595

File Box 38

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

BOOK 7098 PAGE 455

Address New Owner(s):
Helen Marie Harben Lee
111 Stable Road
Franklin, TN 37064

MORTGAGEE AND
Send Tax Bills to:
Commerce Union Bank
One Commerce Place
Nashville, TN 37219

Map-Parcel Number(s):
Map: (Part of) 117-7
Parcel: 70
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 HELEN MARIE HARBEN LEE, unmarried, (the "Grantees"), their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

Being Unit No. 26, 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 6629 page 532 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 198 6, which have been prorated and will be paid by the grantor.

This is improved property known as 3425 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 31st day of December, 1986.

DOMINION PROPERTIES, a
Tennessee general partnership

By: H. Lee Barfield, II, Partner

807.88

IDENTIFICATION REFERENCE

JUN 7 8 19 AM '87

FELIX Z. WILSON II 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 31st day of December, 1986.

Laura B. Hoffer
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 $ 119,900.00.

Helen Marie Harlen Lee
Affiant

Subscribed and sworn to before me, this
31st day of December, 1986.

Notary Public

My Commission Expires: 1/10/89

RETURN TO: First Title & Escrow Co., File Box 38

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

RECEIVED OF _____

FOR _____

BOOK 7098 PAGE 457

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

RECD 0- CAPT.
335.72 CSTAX
.50 PREC
6.00 WDED
CHECK 342.22-
.00
580140 01/07/87 BAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

807.88

IDENTIFICATION REFERENCE

JAN 7 8 14 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No31502