FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 7520 PAGE 428

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FRANCES W. PAYNE	NEW OWNER(S)	MAP 117-7-F
(NAME)	(NAME)	
3431 Golf Club Lane		PARCEL 23.00 CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		FBN 7DA92045
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, HENRY T. BERGLUND, III , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANCES W. PAYNE and daughter, VIRGINIA FAXON PAYNE, joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit 23, together with the appurtenant interest in the common elements of Brighton Court, Phase Two a horizontal property regime established by Master Deed, of record in Book 6629, page 532, supplemented in Book 6912, page 158 and amended in Book 6912, page 163, 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 the same property conveyed to Henry T. Berglund, III by deed from Dominion Properties, a Tennessee general partnership of record in Book 7021, page 986, corrected in Book 7285, page 173, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantee(s); (2) Master Deed and By-Laws of record in Book 6629, page 532, supplemented in Book 6912, page 158, and amended in Book 6912, page 163; (3) Charter of Incorporation of record in Book 6965, page 624; (4) Easements of record in Book 4076, page 518; (5) Storm Water Detention Agreement of record in Book 6436, page 578; and (6) All matters appearing on the Site Plan of the aforementioned Master Deed, said Register's Office.

22625

IDENTIFICATION

APR 19 10 18 AM 88

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (XX) property, known as 3431 Golf Club Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 13th day of April, 1988

Henry T. Berglund, III

HENRY T. BERGLUND, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY T. BERGLUND, III , unmarried with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 13th day of April 19 88.

My commission expires 4/6/88 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Frances W. Payne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April 1988

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

HENRY T. BERGLUND, III

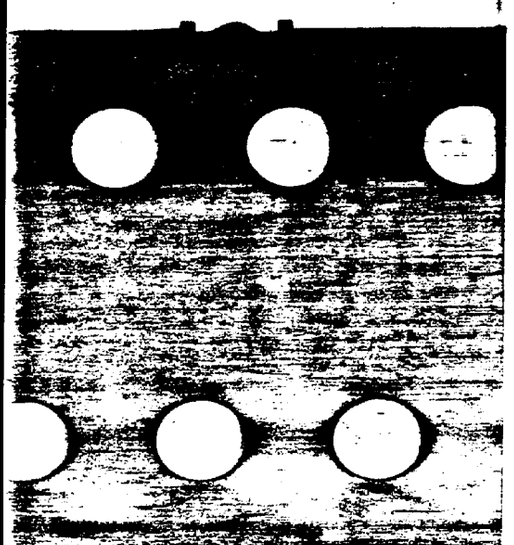
TO

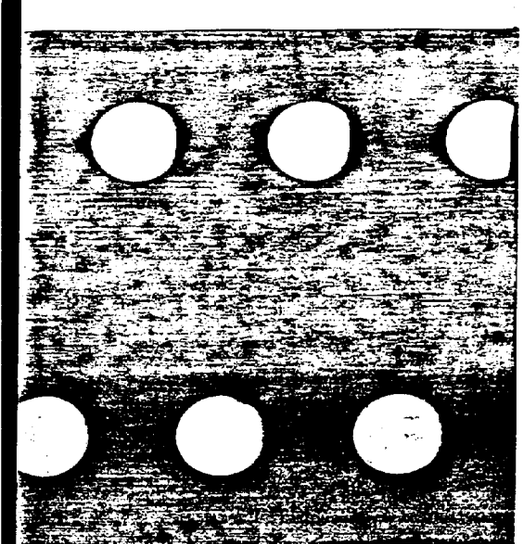
FRANCES W. PAYNE and daughter,
VIRGINIA FAXON PAYNE, joint
tenants with right of
survivorship

5924 04/19 0101 03CHECK 362.10

RETURN TO:
FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7520 PAGE 430

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 127000.00
CON TX 355.60
PRFEE 0.50
WDEED 6.00
TOTAL 362.10
CHECK 362.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/19/88 01 10:21 0001 5924

22625

IDENTIFICATION REFERENCE

APR 19 10 18 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 82050