Box 44 **THIS INSTRUMENT PREPARED BY:** **Allen D. Lentz** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $128,000.00 Allen D. Lentz **AFFIANT** Subscribed and sworn to before me, this 10th day of May, 1996. Linda G. Williams Notary Public My Commission Expires: 5/23/98

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Robert H. Chilton, III, Custodian 3405 Golf Club Lane Nashville, TN 37215	SAME	117-7F-36

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARILYN A. NELSON, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROBERT H. CHILTON, III, CUSTODIAN** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. 36, 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 the same property conveyed to Marilyn A. Nelson, unmarried by deed from Dominion Properties a Tennessee general partnership of record in Book 7222, page 779, Register's Office for Davidson County, Tennessee.

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of Brighton Court Condominium 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.

3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4076, page 518, Register's Office for said County.

4. Storm water detention agreement of record in Book 6436, page 578, Register's Office for said County.

This is improved property known as 3405 Golf Club Lane, Nashville, Tennessee 37215.

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, his heirs and assigns, forever; and she covenants with the said Grantee that she 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; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 10th day of May, 1996.

Marilyn A. Nelson

Marilyn A. Nelson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARILYN A. NELSON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of May, 1996.

Linda P Nicholson

Notary Public

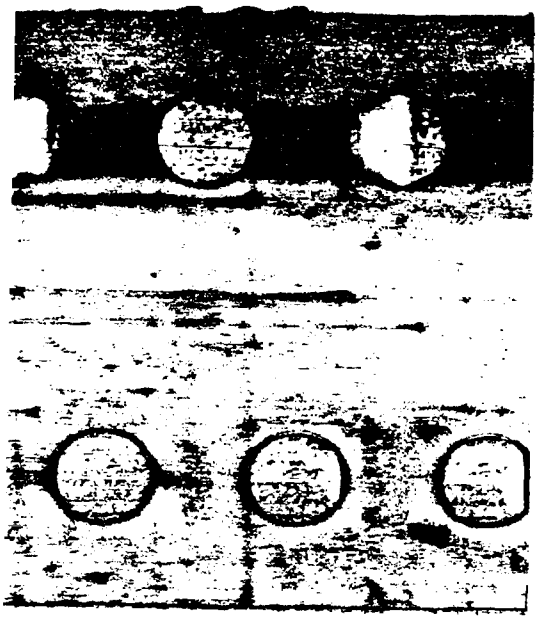
My Commission Expires: 5/23/98

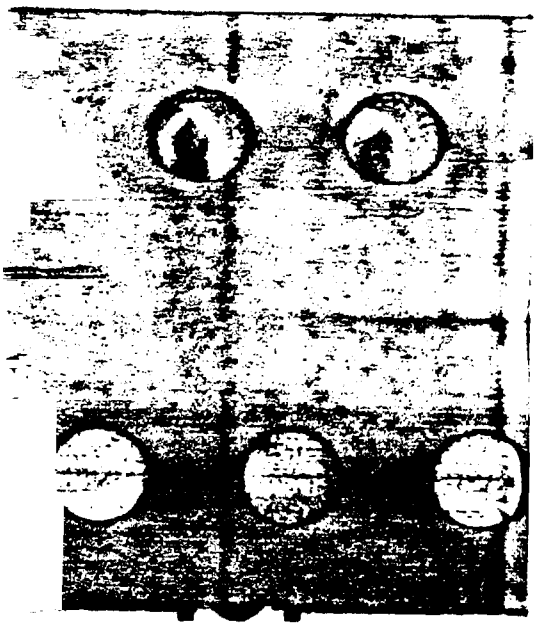
LINDA P. NICHOLSON NOTARY PUBLIC DAVIDSON COUNTY, TN

96 MAY 10 PM 12:32

0180710 IDENTIF. ↑ REFERENCE

482.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10046 PG 751

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 MAY 10 PM 2:32

FELIX Z. WILSON
DAVIDSON COUNTY TN.

0180710
IDENTIF. ↑ REFERENCE

CAMT	128000.00
CON TX	473.60
[illegible]	1.00
MDEED	8.00
TOTAL	482.60
CHECK	482.60

05/10/96 01 12:35 0001 0496

No. 1038480