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BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 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 $149,500.00. Ali S. Fowler **Affiant** Subscribed and sworn to before me, this 21st day of January, 1998. Notary Public My Commission Expires:

Address New Owner As Follows: Paul Brian Fowler and wife, Ali S. Fowler 3479 Golf Club Lane Nashville, TN 37215	Send Tax Bills To: First Union Mortgage Corp. 1100 Corporate Center Dr. Raleigh, NC 27607-5066	Map-Parcel Number: 117-04-0-F-001.00CO 7DA 91304

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID W. MURPHY, JR.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PAUL BRIAN FOWLER AND WIFE, ALI S. FOWLER,** hereinafter called the Grantees, their 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. 1, 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, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David W. Murphy, Jr., by deed from Autry O. V. DeBusk and wife, Janet S. DeBusk, of record in Book 10147, page 728, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree 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 record in Book 6629, page 532, Register's Office for Davidson County, Tennessee.

3. Supplemental Declaration to Master Deed for Brighton Court Condominium, of record in Book 6912, page 158, as amended in Book 6912, page 163, Register's Office for said County.

4. Easement 2 feet side for sanitary sewers and/or storm drainage conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in Book 4076, page 522, Register's Office for Davidson County, Tennessee, described as follows: Across a portion of Lot 232 of the Noel's Subdivision of Watkins Grove, as of record in Book 547, page 156, Register's Office for said County, said easement being east of adjacent to the westerly line of the aforesaid lot, said easement extending from the northerly line southwardly 42 feet, more or less.

5. Storm Water Detention Agreement of record in Book 6436, page 578, Register's Office for Davidson County, Tennessee.

This is improved property known as 3479 Golf Club Lane, Nashville, TN 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 Grantees, their heirs and assigns, forever; and I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 27th day of January, 1998.

David W. Murphy, Jr.

David W. Murphy, Jr.

By: Norma Warren, Attorney-in-fact
Norma Warren, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NORMA WARREN,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact** 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 27th day of January, 1998.

Notary Public

My Commission Expires: 11/27/99

6638 01/28 0101 03CHECK 566-15

98 JAN 28 AM 10:13

IDENTIFICATION REFERENCE

013913379

0085139.01

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

CAMT 149500.00
CON TX 553.15
PRFEE 1.00
WDEED 12.00
TOTAL 566.15
CHECK 566.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/28/98 01 10:12 0001 6638

0394379
IDENTIFICATION REFERENCE

98 JAN 28 AM 10: 13

DAVIDSON COUNTY, TN.

No. 1247229