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 $144,350.00 AFFIANT Subscribed and sworn to before me, this 27th day of February, 1998 Notary Public My Commission Expires: My Commission Expires MAY 27, 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owners As Follows: John G. Owens, 3405 Golf Club Lane, Nashville, TN 37315

Send Tax Bills To: CTX Mortgage Coompany, P.O. Box 199000, Dallas, TX 75219

Map-Parcel Number: 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, **ROBERT H. CHILTON, III, CUSTODIAN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOHN G. OWENS** 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 County 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 Robert H. Chilton, III, Custodian by deed from Marylin A. Nelson, unmarried, of record in Book 10046, page 749, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed 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 Grantors 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 Davidson Country, Tennessee.

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

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 he covenants with the said Grantee that he 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 himself, his 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. 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.

WITNESS our hands this 27th day of February, 1998.

Robert H. Chilton, III, Custodian

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT H. CHILTON, III CUSTODIAN**, 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 27th day of February, 1998.

Notary Public

My Commission Expires: _____

ELIZABETH L. LEONARD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY. 27, 2001

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10815 PG 838

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
144350.00
CON TA 534.10
PRFEE 1.00
WDEED 8.00
TOTAL 543.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 543.10

03/02/98 01 13:14 0001 9485

0406414
IDENTIF. & REFERENCE
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No. 1259929