WARRANTY DEED

THIS INDENTURE, made and entered into this 23 March, 1999 **, by and between** Carlton Enterprises, Inc., a Corporation organized and existing under the laws of the State of Tennessee, with its' principal place of business being located in Loudon County, Tennessee,

hereinafter called Grantor,

and BRITTANY PARK SUBDIVISION HOMEOWNERS' ASSOCIATION, a not for profit, mutual benefit corporation, organized under the laws of the State of Tennessee, with its' principal place of business being located in Davidson County, Tennessee,

hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the SECOND (2nd) **Civil District of the County of** Davidson **, State of Tennessee, to wit:**

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

PICK-UP

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Being ~~all or~~ part of same property described in the Davidson **County Register's Deed Book** 8128, **Page** 85, and Deed Book 9242, Page 133.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

Any subdivision restrictions, including Deed Book 10016, Page 870, Deed Book 10772, Page 988; Deed Book 11398, Page 4;
Any existing easements, Map Book 9700, Page 46, Book 9700, Page 263, Book 9700, Page 564, Deed Book 10016, Page 870, Deed Book 10772, Page 988; Deed Book 11398, Page 4;

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

THE CONSIDERATION for this conveyance is Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged.

Carlton Enterprises, Inc.

BY: John L. Carlton, President

John L. Carlton, President

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE, COUNTY OF ;ss

On this _____, before me personally appeared

_____

_____

to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she, or they executed the same as his, her or their free act and deed.

My Commission Expires: _____ _____, NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF KNOX ;ss

On this 23 March, 1999, before me, the undersigned authority of the State and County mentioned, personally appeared John L. Carlton with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the _____ President of the maker or a constituent of the maker and is authorized by the maker or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

My Commission Expires: 11/20/2002 _____, NOTARY PUBLIC

BOOK 11398 PG. 194

STATE OF TENNESSEE, COUNTY OF ;ss

On this _____,

_____

to be the person who executed the foregoing instrument in behalf of _____

and acknowledged that __he executed the same as the free act and deed of _____.

My Commission Expires: _____ _____, NOTARY PUBLIC

STATE OF TENNESSEE,
COUNTY OF KNOX:ss

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $10,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John L. Carlton President
Affiant

Subscribed and sworn to before me this 23rd day of March, 1999.

_____, Notary Public

My commission expires: 11/20/2002

THIS INSTRUMENT PREPARED FOR RECORDING BY:
J. Nolan Sharbel, Attorney
Carlton Plaza, Suite 200
7815 Kingston Pike
Knoxville, Tennessee 37919

State Tax	$	
Register's Fee	$	1.00
Recording Fee	$	
Total	$	

Person or Agency responsible for payment of taxes:

Name Brittany Park Subdivision Homeowners' Association c/o Carlton Enterprises, Inc.

Address 2110 Town Creek Road, East Lenior City, Tennessee 37772

Property Address Parcel, Brittany Park Lane Nashville, Tennessee

Mail Tax Notice to Same as above.

LOAN NUMBER _____

FILE NUMBER 94-01014

CLT NUMBER 02-162-203 (PART)

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BOOK 11398 PG. 195

EXHIBIT "A"
WARRANTY DEED from
CARLTON ENTERPISES, INC., to
BRITTANY PARK SUBDIVISION HOMEOWNERS' ASSN.
DATED: 23 March, 1999

LOCATED AND BEING SITUATED in the THIRTY-FIRST (31st) Councilmanic District of the City of Nashville, the SECOND (2nd) Civil District of the County of Davidson, State of Tennessee, and being known and designated as follows, to wit:

COMMON AREA (Open Space) Phase II, BRITTANY PARK Subdivision, a Planned Unit Development, as shown of record in Map Book 9700, Page 796, in the Register's Office of Davidson County, Tennessee, to which reference is here made, and being more particularly described as follows:

BEGINNING at point in the westerly terminus of a cul-de-sac in the southerly margin of the right-of-way of BRITTANY PARK LANE marking a common corner with the northwest corner of Lot 84 in said Subdivision and the Common Area (Open Space) herein described and conveyed; thence, leaving the southeasterly margin of the right-of-way BRITTANY PARK LANE and with the westerly margin of Lot 84, in said Subdivision, South 18 deg., 52 min., 57 sec. West 50.06 feet to a point; thence South 06 deg., 14 min., 37 sec. East 154.50 feet to a point marking the southwest corner of Lot 84 in said Subdivision; thence South 59 deg., 27 min., 44 sec. West 97.82 feet to a concrete monument; thence North 18 deg., 52 min., 57 sec. East 549.31 feet to an iron pin; thence North 75 deg., 28 min., 32 sec. East 221.53 feet to an iron pin; thence North 80 deg., 51 min., 17 sec. East 430.41 feet to an axle; thence South 71 deg., 25 min., 10 sec. East 338.23 feet to a concrete monument; thence South 18 deg., 46 min., 49 sec. West 334.13 feet to a point; thence North 89 deg., 28 min., 37 sec. West 48.91 feet to a point; thence North 37 deg., 54 min. West 91.41 feet to a point; thence North 16 deg., 13 min. 22 sec. West 44.10 feet to a point; thence North 21 deg., 08 min., 01 sec. West 143.68 feet to a point marking the northeast corner of Lot 63, in said Subdivision; thence North 52 deg., 06 min. West 40 feet to a point marking the northwest corner of Lot 63, in said Subdivision; thence South 38 deg., 13 min., 46 sec. West 15 feet to a point marking the northeast corner of Lot 64, in said Subdivision; thence North 52 deg., 06 min. West 139 feet to a point; thence North 75 deg., 59 min., 02 sec. West 121.60 feet to a point; thence North 89 deg., 59 min., 20 sec. West 98.57 feet to a concrete monument; thence South 80 deg., 51 min., 17 sec. East 222 feet to a concrete monument; thence South 76 deg., 16 min., 49 sec. West 136.15 feet to a point; thence South 50 deg., 24 min., 06 sec. West 154.76 feet to a point; thence South 18 deg., 52 min., 57 sec. West 55.13 feet to a point; thence South 39 deg., 35 min., 54 sec. East 68.31 feet to a point in the northwesterly margin of the right-of-way of the cul-de-sac of BRITTANY PARK LANE; thence, following the curve of the cul-de-sac to the right at the western terminus of the right-of-way of BRITTANY PARK LANE with a radius of 50 feet, an arc distance of 55.20 feet, a chord bearing South 81 deg., 44 min., 40 sec. West, a chord distance of 54.44 feet of a point; thence, following the curve in said cul-de-sac to the left with a radius of 90 feet, an arc distance of 138.74 feet feet to a point marking the northwest corner of Lot 84, in said Subdivision and the Point of BEGINNING, according to the survey of Thomas Miller & Partners and dated September 23, 1998.

RECORDER'S MEMO
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OFFICIAL RECEIPT

BILL GARRETT

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11398 PG. 196

0565194

IDENTIFY A REFERENCE

99 MAR 24 PM 1:49

REGISTER
DAVIDSON CO. TN.

CAMT	10000.00
CON TX	37.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	52.00
CHECK	52.00

03/24/99 01 13:49 0001 2929

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442014