FB 12
JCR

FROM: Brighton Close, LTD., Limited Partnership

TO: Elizabeth McMaster and husband, Ralph B. McMaster

THIS INSTRUMENT PREPARED BY:
Stephen C. Baker
WALLER LANSDEN DORTCH & DAVIS,
a Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219-1760

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Elizabeth and Ralph B. McMaster 128 Brighton Close Nashville, Tennessee 37205	First Trust Mortgage Company P. O. Box 17257 Memphis, TN 38187-0257	Map 104-13-F Parcel 128

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $479,900.00.

Ralph B McMaster
Affiant

Subscribed and sworn to before me, this the 2nd day of July, 1999.

Martha F. Ramer
Notary Public

My Comm. Expires: 9/18/99

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Brighton Close, Ltd., Limited Partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Elizabeth McMaster and husband, Ralph B. McMaster, hereinafter called "GRANTEES", their 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 Lot No. 128, on the Plan of Brighton Close, Phase II, of record in Book 9700, page 695, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Brighton Close, Ltd., Limited Partnership by Deed from Dominion Asset Management in Tennessee, Inc., of record in Book 8698, page 552, Register's Office for said County.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

TAX 07/07 0101 CBCHECK 17E6.63

1. 1999 Metropolitan Government taxes, which have been prorated

2. All matters as shown on the plan of record in Book 9700, page 695, said Register's Office.

3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Protective Covenants, Conditions and Restrictions for Brighton Close Phase I-A, A Planned Unit Development of record in Book 7522, page 108, Register's Office for Davidson County, Tennessee, as amended by (i) Amendments of record in Book 7557, page 621, Book 7807, page 500 and Book 9372, page 356; (ii) Brighton Close Annexation of Phase I-B, I-D and Phase II into Phase I-A and Amendment to Declaration of Covenants, Restrictions and Conditions for Brighton Close of record in Book 8561, Page 812 et. seq.; and (iii) Amendment of a Portion of Phase II of Brighton Close Planned Unit Development Into Phases I-A, I-B and I-D and the Remainder of Phase II of Brighton Close Planned Unit Development and Amendment to Declaration of Covenants, Restrictions and Conditions of record in Book 8698, page 557, said Register's Office.

This is property known as 128 Brighton Close, Nashville, Tennessee 37205.

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 GRANTOR does covenant with the said GRANTEES that it 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 GRANTOR does further covenant and bind itself, its successors, assigns, and representatives, 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 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.

WITNESS its hand this 2nd day of July, 1999.

BRIGHTON CLOSE, LTD., Limited Partnership

BY: F.I.N. Corp., a Tennessee corporation, General Partner

By: _____
F. I. Nebhut, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared F. I. Nebhut, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of F.I.N. Corp., a Tennessee corporation, which is the General Partner of Brighton Close, Ltd., Limited Partnership, the within named bargainor, a limited partnership, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of July, 1999.

_____
NOTARY PUBLIC

My Commission Expires: 9/13/99

0607462
DEED BOOK & REFERENCE
99 JUL -2 PM 4:25
MILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11556 PAGE 977

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

0607462

IDENTIFICATION REFERENCE

99 JUL -2 PM 4:25

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	479500.00
CON TX	1775.63
PRFEE	1.00
MBEED	8.00
CFEE	2.00
TOTAL	1786.63
CHECK	1786.63

07/02/99 01 16:27 0001 7932

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1486339