File Box 9B
First Title & Escrow Co., Inc.
#17064

Instr:20000327003064O Page: 1 OF 2
REC'D FOR REC 03/27/2000 2:26:31PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1377.31

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,247.00.

Jay N. Lowenthal
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of March, 2000.

Notary Public

GEORGE E. MOTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jay N. Lowenthal and Deborah W. Lowenthal
3718 Brighton Road
Nashville, TN 37205

SEND TAX BILLS TO:
AmSouth Bank
2050 Parkway Office Circle
Hoover, AL 35244

MAP-PARCEL NUMBERS:
104-13-0-F-121

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert A. Clifft and wife, Joan Weiler Clifft** hereinafter referred to as Grantors, hereby transfers and conveys to **Jay N. Lowenthal and wife, Deborah W. Lowenthal** hereinafter referred to as 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. 1 of Phase 1D on the Plan of Revised Site Plan Brighton Close, Phase 1A, 1B, 1D, and Phase II, as of record in Plat Book 7900, page 136, said Unit being more particularly described and depicted on Exhibit "B" to the Declartions of Protective Covenants, Conditions and Restrictions of Brighton Close, Phase 1D, of record in Book 7670, page 280, Register's Office for said County.

Being the same property conveyed to Robert A. Clifft and wife, Joan Weiler Clifft, by Warranty Deed from G&W Partners, a Tennessee general partnership composed of George Gianikas, Steve R. Wherry and Albert J. Dale, Jr., as of record in Book 7684, page 781, and by Warranty Deed of Correction of record in Book 7871, page 351 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 136, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7522, Page 108, as amended in Book 7557, page 621, and in Book 7670, page 280, Book 7807, page 500, Book 7871, page 343, Book 8561, pages 819-844, Book 8698, page 557 and Book 9372, page 356, Register's Office for Davidson County, Tennessee.

Any lien for Homeowner's Association Dues, if any.

Homeowner's Association Charter of record in Book 7522, page 131, and Book 8273, page 908, said Register's Office.

All matters on plans of record in Book 7522, page 131 and Book 8273, page 908, said Register's Office.

Easement for sanitary sewer/storm drainage of record in Book 3932, page 288, and Book 4026, page 522, said Register's Office.

By-Laws of record in Book 7522, page 123, as amended in Book 8273, page 898, said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3718 Brighton Close, Nashville, TN 37205, with a mailing address of 3718 Brighton Road, Nashville, TN 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 I do 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 I do further covenant and bind myself, my heirs 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 my hand this 24th day of March, 2000.

Robert A. Clifft

Joan Weiler Clifft

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert A. Clifft and Joan Weiler Clifft, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of March, 2000.

Notary Public

My Commission Expires: 11-18-01

01535-BP