Instr:200005120048280 Page: 1 OF 3
REC'D FOR REC 05/12/2000 2:37:39PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $666.00

PICK-UP

WARRANTY DEED

THIS INSTRUMENT PREPARED BY: WILLIAM B. DRESCHER, YOPP & SWEENEY, SUITE 1100, BANK OF AMERICA PLAZA, 414 UNION STREET, NASHVILLE, TN 37219.

GRANTOR: Ashley L. Smith and wife Amanda N. Smith

GRANTEE: Marc J. Brisebois and wife Janine J. Brisebois

Address New Owner as Follows:	**Send Tax Bills: To:**	**Map Parcel No.**
3443 Golf Club Lane Nashville, Tennessee 37215	Cherry Creek Mortgage Co. 3300 East 1st Avenue, Suite 460 Denver, Colorado 80206	117-7-F/19

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY THOUSAND DOLLARS ($ 180,000.00) and other good and valuable consideration, receipt and sufficiency of which are here acknowledged, **ASHLEY L. SMITH and wife AMANDA N. SMITH**, collectively called the **GRANTORS**, herein, do hereby bargain, sell, and convey to **MARC J. BRISEBOIS and wife JANINE J. BRISEBOIS**, collectively called **GRANTEES**, herein, their heirs, successors, and assigns, the following described real property situated in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 19, on the Plan of Brighton Court, Phase One, according to Master Deed, of record in Book 6629, page 532, as amended in Book 6912, page 163, in the Register's Office of Davidson County Tennessee, to which plat reference is hereby made for a more particular description. Being the same property conveyed to the grantors herein by deed of record in Book 11006, page 894, Register's Office for Davidson County, Tennessee and using the same description contained therein, there being no new survey.

The Property is improved property known as 3443 Golf Club Lane, Nashville, Tennessee 37215.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is One Hundred Eighty Thousand Dollars ($ 180,000.00)

Affiant: Marc Brisebois

Sworn to and subscribed before me, this May 12, 2000.

Margaret E. Neil

Notary Public

My Commission Expires: My Commission Expires JAN. 26, 2002

And Grantors do covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit A, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit A, to which this conveyance is expressly made subject, Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 12 day of May, 2000.

GRANTORS

Ashley L. Smith

Amanda N. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Margaret Neil a Notary Public of said County and State, Ashley L. Smith and Amanda N. Smith, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 12th day of May, 2000.

Margaret E. Neil
Notary Public

My Commission Expires: My Commission Expires MAY 26 2003

EXHIBIT A

Encumbrances

1. Real property ad valorem Taxes for the current and subsequent years, a line not yet due and payable.

2. Covenants, conditions, restrictions, easements, liens for assessments, options, powers of attorney and limitations on title, created by the Tennessee "Horizontal Property Act", Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 6629, page 532, as amended in Book 6912, page 163, all in the Register's Office for Davidson County, Tennessee.