THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17475**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $172,500.00 M. Lee Smith Affiant Subscribed and sworn to before me, this 1st day of SEPTEMBER, 2000. Notary Public My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR. M. LEE SMITH 3431 GOLF CLUB LANE NASHVILLE, TENNESSEE 37215	NEW OWNER	MAP 117-7-F PAR 23.00 CO FB 07DA 92045

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, VIRGINIA FAXON PAYNE, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to M. LEE SMITH*("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. *married

This is improved property located at 3431 Golf Club Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of SEPTEMBER, 2000.

Virginia Faxon Payne
VIRGINIA FAXON PAYNE

Instr:200009010087010 Page: 1 OF 2
REC'D FOR REC 09/01/2000 3:10:26PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $638.25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, VIRGINIA FAXON PAYNE , with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of SEPTEMBER, 2000.

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 23, together with the appurtenant interest in the common elements of Brighton Court Condomonium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6629, page 532, supplementary in Book 6912, page 158, amended in Book 6912, page 163 and Book 10364, page 141, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit D to the supplementary Declaration to the aforementioned Master Deed of record in Book 6912, page 158, said Register's Office.

Being the same property conveyed to Frances W. Payne and daughter, Virginia Faxon Payne, joint tenants with right of survivorship by deed from Henry T. Berglund, III, unmarried of record in Book 7520, page 428, said Register's Office. Frances W. Payne has since conveyed her interest in said property to Virginias Faxon Payne by Quitclaim Deeds of record in Book 8828, page 139, Book 8837, page 602, Book 9273, page 443, Book 9592, page 139 and Book 9712, page 321, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6629, page 532, Book 6912, page 158, Book 6912, page 163 and Book 10364, page 141; (3) Easements of record in Book 4076, page 518; (4) Charter of record in Book 6965, page 624, Book 7936, page 335; and (5) Storm water detention agreement of record in Book 6436, page 578, said Register's Office.