Davidson County DEEDWARR
Recvd: 04/08/02 13:51 3pgs
Fees:18.00 Taxes:1433.75
20020408-0042596

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Brian Brenneman 148 Brighton Close Nashville, Tennessee 37205	SAME	Map: 104-13-F Parcel: 148.00 CO FB 7DA 93200

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, BETH E. EDMONDSON and husband, STEVEN E. BLUMENTHAL ("Grantors"), have bargained and sold, and by these presents do transfer and convey to Brian Brenneman ("Grantee"), his heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 148 on the Plan of Units 147, 148, 149 and 150 Brighton Close, Phase II, as of record in Plat Book 7900, page 136, amended in Plat Book 9700, page 180, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Beth E. Edmondson and husband, Steven E. Blumenthal by deed of record as Instrument No. 20001031-0107703, said Register's Office

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs successors and assigns, forever.

The Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

1. Taxes for the year 2002 which have been prorated at closing and assumed by the Grantees.

2. Declaration of Covenants, Conditions and Restrictions for Brighton Close of record in Book 7522, page 108, amended in Book 7557, page 621, Book 7807, page 500, Book 8273, page 884, Book 8561, pages 812 thru 844, Book 8698, page 557 and in Book 9372, page 356, amended and restated in Instrument No. 2000010030098148, Register's Office for Davidson County, Tennessee.

3. Charter of Incorporation of Brighton Close Condominiums Homeowners' Association of record in Book 7522, page 131, amended in Book 7522, page 134, Book 8273, page 908, and in Book 8446, page 679, Register's Office for Davidson County, Tennessee.

4. Attorney's Certificate of record in Book 10111, page 31, Register's Office for Davidson County, Tennessee.

5. Easements, or claims of easements, not shown by the public records.

6. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

7. All matters appearing on the Plan of record in Plat Book 7900, page 136, amended in Plat Book 9700, page 180, Register's Office for Davidson County, Tennessee.

8. Subject to rights of others in and to the common areas.

9. Subject to lien for special assessments contained in the Declaration of Covenants,

Conditions, and Restrictions.

This is improved property commonly known as 148 Brighton Close, Nashville, Davidson County, Tennessee 37205.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 3rd day of April, 2002

Beth E. Edmondson

Beth E. Edmondson

Carol Moore

By: Carol Moore, Attorney-in-Fact

Steven E. Blumenthal

Steven E. Blumenthal

Carol Moore

By: Carol Moore, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol Moore, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purposes therein contained, and who further acknowledge that she is the ATTORNEY-IN-FACT of Beth E. Edmondson, and is authorized by her to execute this instrument on behalf of her.

WITNESS my hand, at office, this 3rd day of April, 2002.

Notary Public

My Commission Expires: 5/24/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of the said county and state, Carol Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the ATTORNEY-IN-FACT of Steven E. Blumenthal, and is authorized by him to execute this instrument on behalf of him.

WITNESS my hand, at office, this 3rd day of April, 2002.

Notary Public

My commission expires: 5/26/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $387,500.00.

Affiant

Sworn to and subscribed before me this 3 day of April, 2002.

Notary Public

My Commission Expires: 7/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.