THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21193-06-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $335,000.00. Susan L. Garner Affiant Subscribed and sworn to before me, this 30 day of June, 2003. J. Michael Morgan Notary Public My Commission Expires: _____ NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Susan Leanne Garner 109 Brighton Close Nashville, TN 37205	**Send Tax Bills To:** Washington Mutual Bank P.O. Box 660139 Dallas, TX 75266-0139	**Tax Information:** Map No.104.13 Parcel No. 109.00 CO

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 **Mary Beth Leary**, Unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan Leanne Garner, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 109 Brighton Close, Nashville, TN, 37205

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 June 30, 2003.

Mary Beth Leary

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Beth Leary**, 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.

Witness my hand, at office, this 30 day of June, 2003.

J. Michael Morgan
Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 08/22/03 13:03 2pgs
Fees:13.00 Taxes:1239.50

20030822-0122330

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 109 of Phase 1-B on the Plan of Revised Site Plan Brighton Close, Phase 1-A, 1-B, 1-D and Phase II as of record in Plat Book 7900, page 136, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen V. Leary and spouse, Mary Beth Leary by deed dated January 11, 1996 from Ann A. Dilley of record in Book 9915, page 696, Register's Office for Davidson County, Tennessee. Source of Title: 20030822-0122329

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) Declaration of Covenants, Conditions, By-Laws and Restrictions for Brighton Close, a planned lot development, of record in Instrument No. 20001003-0098148, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons); and
4) Charter of Incorporation of Brighton Close Condominiums Homeowner's Association of record in Book 7522, page 131, amended in Book 7522, page 134, Book 8273, page 908 and Book 8446, page 679, Register's Office for Davidson County, Tennessee; and
5) All matters appearing on the Plan of record in Plat Book 7900, page 136, Register's Office for Davidson County, Tennessee.