Return to: Southern Title Services
124 First Ave. S., Franklin, TN 37064

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21792-09-2003** 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me, 20th day of October, 2003. Notary Public My Commission Expires SEPT. 25, 2004

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires:

Davidson County DEEDWARR
Recvd: 10/23/03 15:22 2pgs
Fees:13.00 Taxes:1258.00

20031023-0157062

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Melvin V. Hussung Raleigh M. Hussung 110 Brighton Close Nashville, TN 37215	Pinnacle National Bank 211 Commerce Street Suite 300 Nashville, TN 37201	Map No.104.13–F Parcel No. 110.00 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, **Anne B. Wallace and Marian Harrison, as tenants in common with the right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melvin Hussung and wife, Raleigh M. Hussung** ("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 **110 Brighton Close, Nashville, TN, 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 the 20th day of October, 2003.

Anne B. Wallace

Marian Harrison

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Anne B. Wallace and Marian Harrison**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2003.

Notary Public

My Commission Expires:
9/25/04

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

My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 110 on the Revised Site Plan of A Planned Unit Development, Brighton Close Phase 1A, 1B, 1D and Phase II of record in Plat Book 7900, page 136, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Anne B. Wallace and Marian F. Harrison, as tenants in common with the right of survivorship by quitclaim deed dated November 24, 1992 from Frank Grace, Jr., Trustee of record in Book 8890, page 997, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
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;
3) Declaration of Covenants, Conditions, By-Laws and Restrictions for Brighton Close, 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).
4) Dedication of common area to Brighton Close, A Planned Unit Development Homeowner's Association, Inc. of record in Book 8698, page 549, Register's Office for Davidson County, Tennessee.
5) Charter of Incorporation of of record in Book 7522, page 131 as amended in Book 7522, page 134, Book 8273, page 908, and Book 8446, page 679, Register's Office for Davidson County, Tennessee.
6) All matters appearing on the Plan of record in Plat Book 7900, page 136, Register's Office for Davidson County, Tennessee.
7) All matters shwon on the P.U.D. Boundary Plat in Plat Book 6900, page 716, Register's Office for Davidson County, Tennessee.