Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

24-1-126

Davidson County DEEDWARR
Recvd: 04/27/04 10:34 2pgs
Fees:13.00 Taxes:721.50
20040427-0047495

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:
Christopher N. Calton
3463 Golf Club Lane
Nashville, TN 37215

SEND TAX BILL:
Franklin American Mortgage Company
501 Corporate Centre Drive, Ste 400
Franklin, TN 37067

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Drive, Ste 400
Franklin, TN 37067

MAP AND PARCEL:
Map 117-7-F
Parcel 9 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Pauline C. Pearce, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Christopher N. Calton**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 9, together with the appurtenant interest in the common elements of Brighton Court, Phase One, a horizontal property regime established by Master Deed of record in Book 6629, page 532, amended in Book 6912, page 158 and Book 6912, page 163, Register's Office for said County, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.
>
> Being the same property conveyed to Pauline C. Pearce by deed from Tracey E. Whitaker of record in Book 10791, page 910, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 3463 Golf Club Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 23rd day of April, 2004.

Pauline C. Pearce

Pauline C. Pearce

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Pauline C. Pearce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 23 day of April, 2004.

Notary Public

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $195,000.00.

Daniel Justice

AFFIANT

Subscribed and sworn to before me
this 23 day of April, 2004.

Carrie E. Hughes

NOTARY PUBLIC

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

My Commission Expires: MY COMMISSION EXPIRES AUGUST 22, 2005