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. 23690-11-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $239,000.00. Affiant Subscribed and sworn to before me this 30th day of December, 2004. Notary Public My Commission Expires My Commission Expires JULY 19, 2008

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

Address New Owner: Susan L. Tessier 3427 Golf Club Lane Nashville, TN 37215	**Send Tax Bills To:** CHARTER ONE MORTGAGE CORP. P.O BOX 6260 GLEN ALLEN, VA 23058-6260	**Tax Information:** Map No.117.07-0F- Parcel No. 025.00-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, **Ellen Hegarty, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan L. Tessier, 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 3427 Golf Club Lane, 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 30th day of December, 2004.

Ellen Hegarty

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ellen Hegarty**, 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 30th day of December, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 01/07/05 08:37 2 pgs
Fees:13.00 Taxes:884.30

20050107-0002648

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.. 25, together with the appurtenant interest in the common elements of Brighton Court Phase Two, a horizontal property regime established by Master Deed, of record in Book 6629, page 532, supplemented 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, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ellen Hegarty by deed dated August 27, 1999 from Richard McHenry and wife, Peggy B. McHenry of record in Book 11642, page 541, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been paid by the Grantor(s) and prorated by the parties.
2. Charter of Incorporation of Brighton Court Condominium Homeowner's Association of record in Book 6965, page 624 amended in Book 7936, page 335, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Brighton Court Condominium, of record in Book 6629, page 532 supplemented in Book 6912, page 158, amended in Book 6912, page 163 and in Book 10364, page 141, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4076, page 518, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 6436, page 578, Register's Office for Davidson County, Tennessee.