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. 23971-02-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me this 9th day of March, 2005. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Lou Feagles Lois Wagstrom 3447 Golf Club Lane Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.117.07-0F Parcel No. 017.00 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, **Stephen M. Burch, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lou Feagles and Lois Wagstrom, husband and wife,** ("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 3447 Golf Club Lane, Nashville, TN 37215

Wendy H. Burch, the spouse of Stephen M. Burch, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said Stephen M. Burch.

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 9th day of March, 2005.

Stephen M. Burch

Wendy H. Burch

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stephen M. Burch and Wendy H. Burch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2005.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE GERALD S. PATTERSON DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 03/15/05 14:01 2 pg
Fees:13.00 Taxes:832.50

20050315-0028436

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 17, together with the appurtenant interest in the common elements of Brighton Court Condominium, a horizontal property regime established by Master Deed, of record in Book 6629, page 532, supplementary 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 aforementioned Master Deed.

Being the same property conveyed to Stephen M. Burch, married by deed dated August 15, 1997 from Jon Eric Viars and Jennifer Harris, both unmarried of record in Book 10574, page 317, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Charter of Incorporation of Brighton Court Condominium Homeowners 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, supplementary in Book 6912, page 158, amended in Book 6912, page 163 and Book 1-364, 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 522, 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.