Box 31-B for BCCB (CAW)

Davidson County DEEDWARR
Recvd: 05/24/05 11:49 3 pgs
Fees:18.00 Taxes:902.80
20050524-0058542

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Travis H. Graham and Meredith A. Dickens 3433 Golf Club Lane Nashville, TN 37215	**Map 117-7-F Parcel 22 CO**	**SAME**

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
1600 Division Street, Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Linda A. Ritter, now married and known as Linda R. Hale** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Travis H. Graham and Meredith A. Dickens, as joint tenants with right of survivorship**, (collectively the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Property tax for the current year, prorated at closing and assumed by Grantee.

2. Subject to all matters shown on the plan of record in Book 547, page 156.

3. Master Deed of record in Book 6629, page 532, as supplemented of record in Book 6912, page 158, as amended in Book 6912, page 163, Register's Office for said County.

4. Storm Water Detention Agreement in Book 6436, page 578, Register's Office for said County.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4076, page 522, said Register's Office.

This is improved property located and known as **3433 Golf Club Lane, Nashville, Tennessee 37215**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $244,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of May, 2005.

CAROL A. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7-19-08

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

Troy L. Hale, spouse of Linda R. Hale, joins in the execution of the Warranty Deed for the expressed purpose of conveying to Grantee all of his right, title and interest to the Property.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23 day of May, 2005.

Linda A. Ritter, now married and known as Linda R. Hale

Troy L. Hale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda R. Hale** (formerly known as Linda A. Ritter) and **Troy L. Hale**, the bargainors, 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 within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 23 day of May, 2005.

Notary Public

My Commission Expires:
7-19-08

CAROL A. WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Unit No. 22 of Brighton Court Condominiums, a horizontal property regime established by Master Deed of record in Book 6629, page 532, as amended in Book 6912, page 158, 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 Linda A. Ritter, now married and known as Linda R. Hale, by deed of record in Book 11391, page 786, said Register's Office.