This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060083

Davidson County DEEDWARR
Recvd: 03/16/06 16:02 3 pgs
Fees:18.00 Taxes:1028.60
20060316-0030734

Send Tax Bills To:
First Horizon Home Loan Corp.
4000 Horizon Way
Irving TX 75063

New Owner is:
Melissa S. Gray
3445 Golf Club Lane
Nashville, TN 37215

MAP: 117-07-O-F
PARCEL: 18.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Richard Buchsbaum , unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Melissa S. Gray , unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 18 of Brighton Court Condominium Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit D to the Master Deed of record in Book 6629, page 532, supplemented in Book 6912, page 158 and Book 6912, page 163, said Register's Office, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Richard Buchsbaum, unmarried by Warranty Deed from Vicki L. Miller, unmarried dated 7/29/99, recorded 8/5/99, in Book 11608, page 567, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: The Plan of record as Exhibit "D" to the Master Deed in Book 6629, page 532, supplemented in Book 6912, page 158, and Book 6912, page 163, said Register's Office, which shows an owner's certificate and minimum building setback lines and to which plan and record thereof are incorporated herein and made a part hereof by reference thereto; Provisions of the Master Deed and By-Laws contained in instruments of record in Book 6629, page 532, Book 6912, page 158, and supplemented in Book 6912, page 163, which sets forth restrictions, assessments, liens and other matters and to which reference is hereby made for more particulars.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

This is improved property known as: 3445 Golf Club Lane, Nashville, TN 37215.

RSB by MRD as ATTY-in-fact Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of February, 2006.

GRANTOR:

Richard Buchsbaum by Margaret Renae Darnell as ATTY-in-fact

Richard Buchsbaum by Margaret Renae Darnell as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Margaret Renae Darnell**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Richard Buchsbaum** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument No. 20060316-0030733, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 22nd day of February, 2006.

Notary Public

My Commission Expires November 14, 2009

My Commission Expires: _____

PRISCILLA PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Margaret Renae Darnell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22nd day of February, 2006.

Notary Public

My Commission Expires
November 14, 2009

My Commission Expires:_____

PRISCILLA PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $278,000.00.

Affiant

SWORN TO and subscribed before me this 22nd day of February, 2006.

NOTARY PUBLIC

My commission expires:_____

DAWN D. CHASE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN
MY COMMISSION EXPIRES 5/23/2006