PICK-UP

Davidson County DEEDWARR
Recvd: 05/25/06 11:41 5 pgs
Fees:28.00 Taxes:481.00
20060525-0061572

Prepared By and Returnable to:
Bone McAllester Norton PLLC (KRM)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Address New Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Mary R. Goodman, President 803 Belle Timbre Avenue Brandon, FL 33511	New Owner	129-14A-67.00 CO

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 which are hereby acknowledged, **Robert A. Brown and David P. Brown, as joint tenants with rights of survivorship** (individually and collectively "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Karen Walker, unmarried, and RMG Investments of Brandon, Inc. as tenants in common** (individually and collectively "Grantee"), and Grantee's heirs, representatives, successors and assigns, a certain tract or parcel [certain tracts or parcels] of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land and all improvements and fixtures located thereon and all easements, privileges and appurtenances thereunto (collectively the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property or any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property known as 6666 Brookmont Terrace, Unit 612, Nashville, Tennessee 37205. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants that, subject to the matters set forth herein and in the Exhibits attached hereto, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that the Property is unencumbered.

GRANTOR FURTHER COVENANTS and binds Grantor and Grantor's heirs, representatives, successors, and assigns to warrant and forever defend the title to said Property to Grantee, Grantee's heirs, representatives, successors, and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth herein and in the Exhibits attached hereto.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 24th day of May, 2006.

GRANTOR:

Robert A. Brown

David P. Brown

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, with whom I am personally acquainted, Robert A. Brown (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 24th day of May, 2006.

NOTARY PUBLIC

KIMBERLEY R. MANKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, with whom I am personally acquainted, David P. Brown (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 24th day of May, 2006.

Kimberley R Mankin
NOTARY PUBLIC

KIMBERLEY R. MANKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $130,000.00.

Subscribed and sworn to before me, this the 24th day of May, 2006.

Kimberley R Mankin
Notary Public

KIMBERLEY R. MANKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-30-06

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Apartment Unit No. 612, as shown on the map entitled Wessex Towers Condominium, of record in Plat Book 5200, page(s) 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DR. HELENA P. PERRY, ROBERT A. BROWN AND DAVID P. BROWN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from MATILDE STARKAND, of record as Instrument No. 20001220-0124581, dated December 15, 2000, said Register's Office, the said Dr. Helena P. Perry having since died.

EXHIBIT B

ENCUMBRANCES

1. Taxes for the year 2006, a lien, but not yet due and payable. Said taxes are prorated as of date of Closing and Grantee/Grantees assume responsibility to pay said taxes and future years taxes when due and payable.

2. Matters shown on the Plan of record in Book 5200, page 142, Register's Office for Davidson County, Tennessee.

3. Master Deed of record in Book 5414, page 634, Register's Office for Davidson County, Tennessee.