Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $569,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2006.

NOTARY PUBLIC Douglas A. Brace My Commission Expires September 19, 2009 STATE OF TENNESSEE

Notary Public

My commission expires:

Name and Address of New Owner:

Patricia Crane
133 Brighton Close
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 06/12/06 08:38 2 pgs
Fees:13.00 Taxes:2108.63
20060612-0069200

Send Tax Bills To:

Owner

Street Address of Subject Property:

133 Brighton Close
Nashville, Tennessee 37205

Map and Parcel:

104-13-F-133 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DANIEL E. GREMILLION AND WIFE, JENNIFER L. GREMILLION,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **PATRICIA CRANE,** a married woman, hereinafter called "**GRANTEE**," her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 133 on the Plan of Brighton Close, Phase II, of record in Plat Book 7900, page 623, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Daniel E. Gremillion and wife, Jennifer L. Gremillion, as joint tenants by the entireties with right of survivorship, by Quitclaim Deed from Daniel E. Gremillion of record as Instrument No. 20011101-0119457, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan/Nashville and Davidson County property taxes for 2006, which have been prorated between the parties and assumed by Grantee.

2. All matters shown on the Plan of record in Book 7900, 136, as amended in Book 7900, page 623, Register's Office for Davidson County, Tennessee.

3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the Bylaws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brighton Close, of record in Book 7522, page 108, as amended in Book 7557, page 621, Book 7807, page 500, Book 8561, page 812, Book 8652, page 478, Book 8698, page 557, Book 9372, page 356, as Amended and Restated in Instrument No. 20001003-0098148 in the Register's Office for Davidson County, Tennessee.

4. Subject to the rights of others in and to the common elements.

5. Subject to the lien for special assessments contained in the Master Deed.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantee understands that Grantors are conveying all their right, title and interest in and to the described condominium apartment and not real estate in fee simple. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 6th day of June, 2006.

DANIEL E. GREMILLION **JENNIFER L. GREMILLION**

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 **DANIEL E. GREMILLION AND WIFE, JENNIFER L. GREMILLION,** 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 Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC
Douglas A. Bruce
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

F:\RUBYE\wd condo gremillion to crane.doc