THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0605036 **Record and Return to:** RETURN TO: PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215 BOX 10-A	The actual consideration or value, whichever is greater, for this transfer is: $265,000.00. Affiant Subscribed and sworn to before me this 9th day of June, 2006. Notary Public My commission expires: STATE OF TENNESSEE NOTARY PUBLIC KATHY SNIDER DAVIDSON COUNTY My Commission Expires May 22, 2010

Davidson County DEEDWARR
Recvd: 06/12/06 11:15 2 pgs
Fees:13.00 Taxes:980.50

20060612-0069501

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
William J. Harb 3429 Golf Club Lane Nashville, TN 37215	SunTrust Mortgage Inc. 201 - 4th Av N, 7th Floor NAshville, TN 37219	Map 117-7-F Parcel 24

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brooke Robinson** (the "Grantor"), unmarried, has this day bargained and sold, and does hereby transfer and convey to **William J. Harb** (the "Grantee"), unmarried, Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 24 of Brighton Court Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Brighton Court Condominium of record in Book 6629, page 532, as supplemented in Book 6912, page 158, and amended in Book 6912, page 163, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Brooke Robinson by deed dated December 28, 1995 from Benjamin G. Hobson and Susan H. MacQuarrie of record in Book 9902, page 846, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for 2006, which have been prorated and assumed by the Grantee.
2. All matters shown on the Plan of Brighton Court Condominium, a condominium regime established by Exhibit "D" to the Master Deed of record in Plat Book 6629, page 532, as supplemented in Book 6912, page 158, Register's Office of Davidson County, Tennessee.
3. Terms and limitations imposed by the Tennessee Horizontal Property Act, T.C.A. Sections 66-27-101, *et seq.*
4. All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brighton Court Condominium of record in Book 6629, page 532, as supplemented in Book 6912, page 158, and amended in Book 6912, page 163, Register's Office of Davidson County, Tennessee.
5. By-laws of Brighton Court Condominium of record in Book 6629, page 564 as amended in Book 10364, page 141, Register's Office of Davidson County, Tennessee.
6. Storm Water Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County of record in Book 6436, page 578, Register's Office of Davidson County, Tennessee.
7. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4076, page 518, Register's Office of Davidson County, Tennessee.

This is improved property known as: 3429 Golf Club Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR COVENANTS** that she is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds herself and her successors, heirs, and assigns to warrant and forever defend the

title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 9th day of June, 2006.

Brooke Robinson

Brooke Robinson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, **Brooke Robinson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 9th day of June, 2006.

Notary Public

My commission expires: 5/23/09

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23 20[illegible]