THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25479-05-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $110,000.00. Affiant Subscribed and sworn to before me this 15th day of June, 2006. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mark A. Mason 21 Vaughns Gap Rd # 6 Nashville, TN 37205	Synovus Mortgage Corp. 2204 Lakeshore Dr., Suite 325 Birmingham, AL 35209	Map No.129.15-0A Parcel No. 006.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam Brown and wife, Amanda Brown**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark A. Mason, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 21 Vaughns Gap Rd # 6, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of June, 2006.

Adam Brown

Amanda Brown by Adam Brown as Attorney-In-Fact

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Adam Brown ~~and Amanda Brown~~**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2006.

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Adam Brown, Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Amanda Brown, Principal, as her Attorney-In-Fact, as the free act and deed of the within named Principal.

Witness my hand and official seal, at office in Nashville, Tenneseee this 14th day of June, 2006.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Notary Public

Davidson County DEEDWARR
Recvd: 06/20/06 13:50 2 pgs
Fees:13.00 Taxes:407.00

20060620-0073622

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 6, together with the appurtenant interest in the common elements of Belle Meade Highlands Condominium, a horizontal property regime established by Master Deed, of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to Adam Brown and wife, Amanda Brown by Warranty Deed dated August 31, 2004 from David J. Callahan, III. and wife, Jennifer C. Callahan, f/k/a Jennifer N. Clement of record in Instrument No. 20040907-0107962, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Belle Meade Highlands Condominium Association, Inc. of record in Book 7102, page 223, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Belle Meade Highlands Condominium, of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4816, page 427, and corrected in Book 4881, page 710, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 11000, page 273, Register's Office for Davidson County, Tennessee.