File Box 9B
First Title and Escrow Company, Inc.

File 25590

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* Davidson County DEEDWARR Recvd: 06/26/06 14:25 2 pgs Fees:13.00 Taxes:1665.00 20060626-0076099	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $450,000.00.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF JUNE, 2006.* *Notary Public* *My commission expires:* 5/24/08 LINDA BRAME NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name and Address of New Owner:

John F. and Jane E. Miller
510 Brighton Place
Nashville, TN 37205

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

510 Brighton Place
Nashville, Tennessee 37205

Map and Parcel:

104-13-E-6 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 Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KATHLEEN C. GUION AND HUSBAND, HARVEY M. GUION,** \hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **JOHN F. MILLER AND WIFE, JANE E. MILLER,** hereinafter called "**GRANTEES,**" their 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. 510 of Brighton Place Condominiums located on the westerly part of Lot No. 3 of Brighton Place, of record in Book 6250, page 144, Register's Office for Davidson County, Tennessee, under 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 as established by the Master Deed for Brighton Place Condominiums, of record in Book 6569, page 529, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kathleen C. Guion and husband, Harvey M. Guion, by Warranty Deed from Matthew H. Fones, unmarried, of record as Instrument No. 20031013-0151526, 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 Grantees.

2. The Plan, with Owner's Certificate, of record in Plat Book 6250, page 144, as shown on Exhibit "B" to the Master Deed and By-Laws of record in Book 6569, page 555, Register's Office for Davidson County, Tennessee, shows minimum building setback lines and easements.

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 Place Condominiums, of record in Book 6569, page 529, 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 Grantees, their heirs and assigns, forever; and Grantees understand 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 Grantees, their 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 21st day of June, 2006.

KATHLEEN C. GUION

HARVEY M. GUION

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 **KATHLEEN C. GUION AND HUSBAND, HARVEY M. GUION,** 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.

LINDA BRAKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 5/24/08

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