THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25857-09-2006** **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: $550,000.00. Affiant Subscribed and sworn to before me this 17th day of October, 2006. Notary Public My Commission Expires:

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Gary R. Bowie 114 Brighton Close Nashville, TN 37205	**Send Tax Bills To:** Wells Fargo Home Mortgage 3601 Minnesota Dr. #200 Bloomington, MN 55434	**Tax Information:** Map No.104.13-0F Parcel No. 114.00-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, **John Ginther, Married and Ana Fernandez, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary R. Bowie, 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.

Subject property is not the principal residence of Grantor, John Ginther.
This is improved property located at 114 Brighton Close, 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 17th day of October, 2006.

John Ginther

Ana Fernandez

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John Ginther and Ana Fernandez**, 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 17th day of October, 2006.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 10/25/06 13:25 2 pgs
Fees:13.00 Taxes:2035.00

20061025-0132386

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 114 on the Plan of Revised Brighton Close Phase 1A, 1B, 1D and Phase II, as of record in Plat Book 7900, page 136, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John Ginther and Ana Fernandez, both unmarried, as joint tenants with rights of survivorship by Warranty Deed dated October 15, 2001 from George W. Moore and wife, Mary Ellen Flannery of record in Instrument No. 20011016-0112443, Register's Office for Davidson County, Tennessee. Ana Fernandez has since conveyed her interest in said property to John Ginther, unmarried by Quitclaim Deed of record in Instrument No. 20011024-0116218, Register's Office for Davidson County, Tennessee. John Ginther has subsequently conveyed his interest in said property to John Ginther and Ana Fernandez as joint tenants with rights of survivorship by Quitclaim Deed of record in Instrument No. 20020801-0092260, 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. Declaration of Covenants, Conditions By-Laws and Restrictions for Brighton Close, A Planned Lot Development, of record in Instrument No. 20001003-0098148, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Brighton Close, a Planned Unit Development Homeowners' Association, Inc. of record in Book 8698, page 549, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Brighton Close Condominiums Homeowners' Association of record in Book 7522, page 131, amended in Book 7522, page 134, Book 8273, page 908 and in Book 8446, page 679, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, page 136, Register's Office for Davidson County, Tennessee.