THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25941-09-2006** **Record & Return To:** **Forsythe Title & Escrow Services** **2525 W End Avenue, Suite 350** **Nashville, TN 37203-1738**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $294,000.00. Claire E. Brick Corby Affiant Subscribed and sworn to before me this 31st day of October, 2006. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Matthew A. Lauderdale 1712 Glen Echo Road Nashville, TN 37215	SunTrust Mortgage, Inc 201 4th Ave N 7th floor Nashville, TN 37219	Map No.117.15-0B Parcel No. 004.00-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, **Claire E. Brick Corby and Husband, Jonathan W. Corby**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew A. Lauderdale** ("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 1712 Glen Echo Road, Nashville, TN 37215

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 31st day of October, 2006.

Claire E. Brick Corby

Claire E. Brick Corby

Jonathan W. Corby

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Claire E. Brick Corby and Jonathan W. Corby**, 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 31st day of October, 2006.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 11/06/06 08:38 2 pgs
Fees:13.00 Taxes:1087.80

20061106-0137425

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 3-B, together with the appurtenant interest in the common elements of Glen Echo Townhomes, a horizontal property regime with private elements established by Declaration, of record in Book 9588, page 135, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Plat of record in Book 7900, page 885, said Register's Office and being located on Lot No. 3 thereon. Together with and subject to the Declaration of Ingress, Egress, Access Easements and Covenant for Maintenance of record in Book 9588, page 163, said Register's Office.

Being the same property conveyed to Claire E. Brick, Unmarried by Warranty Deed dated May 1, 2000 from Susan L. Grantham, Unmarried of record in Instrument No. 20000502-0043992, Register's Office for Davidson County, Tennessee. The said Claire E. Brick having since married and is now known as Claire E. Brick Corby.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Glen Echo Townhomes, of record in Book 9588, page 135, 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. All matters appearing on the Plan of record as Book 7900, page 885, Register's Office for Davidson County, Tennessee.
4. Declaration of Ingress, Egress, Access Easement and Covenant for Maintenance recorded in Book 9588, page 163, Register's Office for Davidson County, Tennessee.