THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25992-10-2006** **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: $362,000.00 Affiant Subscribed and sworn to before me this 31st day of October, 2006. Notary Public My Commission Expires:

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:**
Ana M. Fernandez 113 Brighton Close Nashville, TN 37205	Fremont Investment & Loan 2727 E. Imperial Highway Brea, CA 92821	Map No.104.13-0F Parcel No. 11300-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, **Linda Earnhart, Executrix of Estate of James Timothy Carroll, Deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ana M. Fernandez, 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 113 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 31st day of October, 2006.

Linda Earnhart, Executrix

STATE OF TEXAS, COUNTY OF DALLAS SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Linda Earnhart, Executrix**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she 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:

KIMBERLY FOLSE NOTARY PUBLIC STATE OF TEXAS COMMISSION EXPIRES: FEBRUARY 22, 2010

Davidson County DEEDWARR
Recvd: 11/09/06 14:51 2 pg
Fees:13.00 Taxes:1339.40

20061109-0139689

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 113, on the Plan of Revised Brighton Close Phase 1-A, 1-B, 1-D and Phase II, as of record in 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 J. Timothy Carroll and wife, Andrea W. Carroll by Warranty Deed dated January 29, 1993 from Edwin B. Anderson and wife, Anna Marie C. Anderson of record in Book 8857, page 760, Register's Office for Davidson County, Tennessee. Andrea W. Carroll has since died on January 11, 2004, and J. Timothy Carroll died on February 28, 2006. His executor has full power to convey subject real property pursuant to his Will in Instrument No. 6329 /2216039, Probate Court Clerk's Office for Davidson County, Tennessee. Letters Testamentary were issued to Linda Earnhart.

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 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.