THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26157-12-2006** **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: $590,000.00. Affiant Subscribed and sworn to before me this 31st day of January, 2007. Notary Public My Commission Expires:

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Edgar David Broadhurst Elizabeth O. Broadhurst 128 Brighton Close Nashville, TN 37205	~~XXXXXXXXXXXX~~ ~~XXXXXXXXXXXX~~ ~~XXXXXXXXXXXX~~ ~~XXXXXXXXXXXX~~ New Owner	Map No.104.13-0F Parcel No. 128.00-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, **James W. Bearden and wife, Sheila S. Bearden**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edgar David Broadhurst and wife, Elizabeth O. Broadhurst** ("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 128 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 January, 2007.

James W. Bearden

Sheila S. Bearden

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James W. Bearden and Sheila S. Bearden**, 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 January, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 02/02/07 14:11 2 pgs
Fees:13.00 Taxes:2183.00

20070202-0014169

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Unit Nos. 128, 129 and 130 Brighton Close, Phase II as of record in Plat Book 9700, page 695, Register's Office for Davidson County, Tennessee to which plan reference is being made for a more complete description.

Being the same property conveyed to James W. Bearden and wife, Sheila S. Bearden, by deed dated March 15, 2002 from Elizabeth McMaster and husband, Ralph B. McMaster, of record in Instrument No. 20020322-0035547, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Brighton Close of record in Book 7522, page 108, re-stated in Instrument No. 200010030098148, 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. 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 Book 8446, page 679, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 9700, page 695, Register's Office for Davidson County, Tennessee.
5. Attorneys Certificate recorded in Book 11027, page 583, Register's Office for Davidson County, Tennessee.