THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29906-12-2010** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me this 28th day of December, 2010. Notary Public My Commission Expires:

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

WARRANTY DEED

Address New Owner: George E. Mudter, Jr., Trustee 108 Brighton Close Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 130 F 10800 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 Edwin Orebaugh and wife, Jeune Gedge Orebaugh**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George E. Mudter, Jr., Trustee, with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary** ("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 108 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 28th day of December, 2010.

John Edwin Orebaugh by Attorney-In-Fact
John Edwin Orebaugh
BY: Gerald G. Patterson, Attorney-In-Fact

Jeune Gedge Orebaugh by Attorney-In-Fact
Jeune Gedge Orebaugh
BY: Gerald G. Patterson, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gerald G. Patterson**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **John Edwin Orebaugh and Jeune Gedge Orebaugh** and is authorized by the said **John Edwin Orebaugh and Jeune Gedge Orebaugh** to execute this instrument on their behalf.

Witness my hand at office, this 28th day of December, 2010.

Notary Public

My Commission Expires:

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB 19, 2013

BILL GARRETT, Davidson County
Trans:T20100082112 DEEDWARR
Recvd: 12/30/10 09:09 2 pgs
Fees:13.00 Taxes:1387.50
20101230-0103753

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 108 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 Edwin Orebaugh and wife, Jeune Gedge Orebaugh, by deed dated November 15, 2000, from Donald E. Nichols and Joan C. Daugherty, both unmarried, of record in Instrument No. 20001116-0113584, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. State and County taxes for the year 2009, PAID. Map and Parcel No. 104 130 F 10800 CO.
3. 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).
4. 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.
5. 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.
6. All matters appearing on the Plan of record as Plat Book 7900, page 136, Register's Office for Davidson County, Tennessee.