BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 05/27/04 08:46 2pgs
Fees:13.00 Taxes:575.35

20040527-0062317

Warranty Deed

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Robert T. Bull	SunTrust Mortgage Inc.	Map: 104-16-C
2300 18th Avenue South	901 Semmes Avenue	Parcel: 101.00-CO
Nashville, TN 37212	Richmond, VA 23224	24W-15244

For and in Consideration of the sum of $ 155,500.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

Aaron T. Broad, a married person, joined by his spouse, Jennifer B. Broad

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Robert T. Bull, an unmarried person

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being **Unit No. 2300** on the plan of **Ravenswood Court** Condominium Apartments as of record at **Plat Book 6250, page 99** and as described in the Master Deed as of record at Book 6363, page 906, both of record in the Register's Office for said County, and both to which reference is hereby made and the same incorporated herein for a complete description of said Unit and the conveyance hereby made, together with all fixtures, wall coverings, appliances, carpets and/or floor coverings, and/or other improvements therein as agreed, and with the undivided interest in the General and Limited Common Elements appurtenant thereto (all herein referred to as the "Property").

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number 20000619-0060460, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:
Master Deed as of record at Book 6363, page 906 and the plan of record at Plat Book 6250, page 99 and the Amendment to the Master Deed at Book 8224, page 549 all in said Register's Office.

There appears of record an unreleased Deed of Trust at Book 10031, page 521, said Register's Office that Grantor in good faith believes is paid in full but simply has not been released of record. However, grantor makes no warranties whatsoever as to this item and the parties expressly understand and agree that grantee's reliance on coverage as to loss or damage as a result thereof lies solely with the indemnity agreement(s) from the title insurance company involved in this or prior chain transaction(s).

Jennifer B. Broad joins herein for the sole but express purpose of conveying any and all right, title, and/or interest she has in the herein described property by virtue of her marital status with said grantor **but not further or otherwise and expressly without any warranties.**

This is **Improved** property known as: 2300 18th Avenue South, Nashville, TN 37212
{unimproved / improved}

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on this 26th day of MAY, 20 04

Aaron T. Broad

Jennifer B. Broad

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual value or consideration, whichever is greater, for this transfer is $ **155,500.00**.

Robert T. Bull, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 5/26/04.

My Commission Expires: My Commission Expires NOV. 24, 2007

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Aaron T. Broad **and wife** Jennifer B. Broad

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on MAY 26, 2004.

My Commission Expires: **09-22-2007**

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public Marbut Glenn Gaston, Jr.

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143