File Box 9-B
First Title & Escrow Co., Inc.
#23067

WARRANTY DEED

G-CD-04-3328

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES: 10-26-05
(AFFIX SEAL)

NOTARY PUBLIC ESTHER CHAMPION AT LARGE WILLIAMSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBERS
Karen M. Owen	Capital Bank & Trust	
3328 Acklen Avenue	1820 West End Ave.	104-6-121
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BROADWAY PROPERTIES, L.P., A TENNESSEE LIMITED PARTNERSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KAREN M. OWEN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly part of Lot 97 and the easterly 20 feet to Lot 98, Bransford's West End Heights Subdivision, a plan of which is recorded in Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee, and being the easterly portion of the Resubdivision of Lots 97 and 98 of said subdivision, of record in Book 3500, page 85. Said property, according to said recorded plan of Resubdivision fronts 76.0 feet along a curve on the northerly side of Love Circle and extends back N 23° 45' W 163.0 feet on the westerly line and N 13° 50' E 150.0 feet on the easterly line to an alley, measuring a total of 40 feet thereon along a broken line, N 77° W 20 feet along the rear of Lot 97 and N 67° 26' W 20 feet along the rear of Lot 98.

Being the same property conveyed to Broadway Properties, L.P., a Tennessee limited partnership, by Warranty Deed dated August 29, 1997 and filed for record on September 2, 1997, in Book 10588, page 960, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3328 Acklen Avenue, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this 2nd day of July, 2004.

Broadway Properties, L.P.
BY: Broadway Properties LP By
TGFT Inc. By

Davidson County DEEDWARR
Recvd: 07/13/04 15:59 2pgs
Fees:13.00 Taxes:1184.00
20040713-0083562

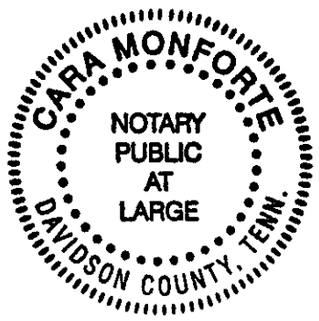
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Harlan D. Hallett,
with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be an authorized and acting agent and representative of Broadway Properties, LLC., the within named bargainor, a Limited Partnership, and that he as such agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership, by such person as agent.

Witness my hand and official seal at
Davidson County, Tennessee
on this 2nd day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 1/26/2008



My Commission Expires JAN. 26, 2008

~~RETURN TO~~:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903