Davidson County DEEDWARR
Recvd: 07/13/05 14:45 2 pg
Fees:13.00 Taxes:1265.40

20050713-0081295

FILE BOX 19B

WARRANTY DEED

G-CD-05-1913

STATE OF Tennessee #05-06-045-J
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00

Sandra S. Schwarz
Affiant

Subscribed and sworn to before me, this 7th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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:	MAP-PARCEL NUMBERS
Connie Sullivan	COUNTRYWIDE HOME LOANS (NAME)	
1905 Wildwood Avenue (ADDRESS)	801 Crescent Centre Dr.#510 (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	117-04 207.00

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, LP, A TENNESSEE LIMITED PARTNERSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CONNIE SULLIVAN, 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 LOT NO. 2 ON THE PLAN OF A PART OF LOT 1, A.B. MONTGOMERY LANDS, OF RECORD IN BOOK 8250, PAGE 835, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO BROADWAY PROPERTIES, L.P., A TENNESSEE LIMITED PARTNERSHIP BY WARRANTY DEED FROM BARBARA E. LASZEWSKI, UNMARRIED, RECORDED ON THE 2ND DAY OF JULY, 1997 IN DEED BOOK 10515, PAGE 5, IN THE REGISTER'S OFFICE OF 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 1905 Wildwood Avenue, Nashville, Tennessee 37212
(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 7th day of July, 2005.

Broadway Properties, LP
BY: Barbara A. Orbison
Barbara A. Orbison, General Partner

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara A. Orbison, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is a General Partner of Broadway Properties, LP, a Tennessee limited partnership, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal
on this the 7th day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 5/7/06

CYDNEY H. MORROW
Commission # 1355724
Notary Public - California
Los Angeles County
My Comm. Expires May 7, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903