BOX #14A
G#19038-2

# WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS~~ THE 15TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 11/28/05

**THIS INSTRUMENT WAS PREPARED BY**
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jessica R. Staler | REALTY MORTGAGE CORPORATION | 092-16-0-D-309.00 CO |
| (NAME) | (NAME) | |
| 1803 Broadway # 309 | 7000 Executive Center Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 07/20/05 11:37 2 pgs
Fees:13.00 Taxes:580.90
20050720-0084339

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Bristol on Broadway, L.P., a Tennessee limited partnership**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica R. Staler**, an unmarried woman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 309 of The Bristol on Broadway, a condominium development, a Horizontal property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for the Bristol on Broadway, a Condminium Development, of record in Instruments No. 20050517-0055639, Register's Office fro Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided .53% interest in the Common Elements appurtenant to the said Unit, as set forth in said Master Deed. Reference is hereby made to plan of The Bristol on Broadway, a Condominium Development, as set out on Exhibit "C" to the Master Deed, of record in Instrument No. 20050517-0055639, said Register's office, for a more complete identification and description of such unit.

Together with one parking stall # 96.

Being a portion of property conveyed to Bristol On Broadway, L.P., a Tennessee limited partnership, from The Joseph B. Knowes Trust Fund acting by and through Senior Citizens, Inc. as Trustee, by Special Warranty Deed dated 3/11/03 and recorded 3/13/03 under Instrument No. 20030313-0033747 in the office of the Davidson County Recorder.

The property described herein is subject to:

1. Charter of record as Instrument No. 200302250025106 and 200302250025107 in the office of the Davidson County Recorder.

2. County taxes for the year 2004 include other property and are paid in the amount of $32,331.14 on 2/14/05 and all subsequent years property taxes, a lien not yet due and payable. All prior years paid in full.

3. Any and all matters appearing on the plat of land described as Land in Davidson County, Tennessee, being the remainder of Lot No. 142 in the plan of the Boyd Addition to Nashville recorded in Book 21, page 39 of the Register's Office of said County.

4. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, as is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants and restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bristol On Broadway Condominiums of record instrument number 20050517-0055639, Register's Office for Davidson County, Tennessee.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided by applicable condominium law or the Condominium Declaration and bylaws recorded May 17, 2005 under instrument number 20050517-0055639 for Bristol On Broadway. a Condominium Development.

6. Any assessments assessed by the Bristol On Broadway Condominium Association, Inc, as disclosed in the Master Deed of The Bristol On Broadway, a Condominium Development filed May 17, 2005 under instrument number 20050517-0055639 in Davidson County, Tennessee.
7. County property taxes for the individual units have not been assessed at this time. An estimated amount for the year 2005 is $1,974.88.

unimproved
This is improved **X** property, known as 1803 Broadway # 309, Nashville, TN 37203
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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 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 GRANTEES, 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 hand this 15 day of July, 2005.

Bristol on Broadway, L.P., a Tennessee limited partnership

By: _____

Bristol on Broadway, L.P., a Tennessee limited partnership

STATE OF TN

COUNTY OF Davidson

On this 15th day of July, 2005, before me personally appeared Louise C. Bairsnfather, authorized representative of The Bristol on Broadway, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of The Bristol on Broadway and who acknowledged that this act was the free acting deed of The Bristol on Broadway.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

_____
Notary Public

CAROLE ANNE COLEMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 11/28/06