WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,975.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

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
Rick Blackburn and Karen Blackburn	**Rick Blackburn and Karen Blackburn**	092.16-0-D-326.00 CO
(NAME) 1803 Broadway # 326	(NAME) 1803 Broadway # 326	Davidson County DEEDWARR Recvd: 09/01/05 15:36 2 pgs Fees:13.00 Taxes:728.81
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	20050901-0105310
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **Rick Blackburn and Karen Blackburn**, husband and wife, 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:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 326 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 of the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble &Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all rights, title and interest relating to said unit as prescribed and set for in the Master Deed of The Bristol on Broadway, a condominium, recorded under number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the forgoing, an undivided. .51% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with 1parking stall #113.

Being a portion of the same 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 warranty deed dated 3/11/03 and recorded 3/13/03 under instrument number 200303130033747 in the office of the Davidson County Recorder.

The property described herein is subject to:

1. County taxes for the year 2004 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.

2. The County property taxes for the year 2005 in the approximate amount of $2,255.36, 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 Being a parcel of property located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in the Register's Office for Davidson County, Tennessee.

This is improved X unimproved property, known as 1803 Broadway # 326, 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 30th day of August, 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 30 day of Aug., 20 05, before me personally appeared Anne Hamner, authorized representative of The Bristol on Broadway, L.P. 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, L.P. and who acknowledged that this act was the free acting deed of The Bristol on Broadway, L.P.

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

Commission expires:



_____
Notary Public