# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/05 10:28 2 pgs
Fees:13.00 Taxes:958.30
20051005-0119852

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Laura B. Reisinger
Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

**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 |
|---|---|---|
| Brandon Keane | Brandon Keane | 092-16-0-D-304.00 CO |
| (NAME) | (NAME) | |
| 1803 Broadway # 304 | 1803 Broadway # 304 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | Nashville, TN 37203 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP. 11/26/06

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 **Brandon Keane**, an unmarried man, 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:

****A/K/A ANDREW B. KEANE**

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, 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 right, title and interest relating to said unit as prescribed and set forth in the Master Deed for 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 foregoing, an undivided. .76% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with one parking stall # 91

Being a portion of the 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. 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. 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.

unimproved
This is improved X property, known as 1803 Broadway # 304, 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 September, 2005.

Bristol on Broadway L. P.; a Tennessee Limited Partnership

By: _____

Bristol on Broadway L. P.; a Tennessee Limited Partnership

State of Tennessee
County of Davidson

Personally appeared before me, Carole Anne Celer, a Notary Public for the State and County aforesaid, Denise L. Miller, Authorized Representative of The Bristol On Broadway, L.P., with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is an authorized representative of The Bristol On Broadway, L.P., a Tennessee Limited Partnership, and is authorized by said entity to execute this instrument on its behalf.

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

CAROLE ANNE COLEMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 11/26/05

_____
Notary Public

Return to:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Ste 200
Nashville, Tennessee 37215