(1) B0436

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $159,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON December 9, 2005.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC
AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 12/12/05 15:23 4 pgs
Fees:23.00 Taxes:588.30
20051212-0149215

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21277SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael Simmons 2370 Market Street Box 458 San Francisco, CA 94114	New Owner	92-16-D- 213 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRISTOL ON BROADWAY, a Tennessee limited partnership**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto **Michael Simmons, and unmarried man**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A condominium apartment unit located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit No. 213 of the Bristol on Broadway, A Condominium Development, as set out in the Master Deed of record as Instrument No. 20050517-0055639 in the Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said unit as prescribed and set forth in said Master Deed, and all recorded amendments and exhibits thereto, which by this reference are incorporated herein and made a part hereof.

TOGETHER WITH a .41% interest in the common elements as provided for in said Master Deed.

TOGETHER WITH parking stall #65.

Being part of the same property conveyed to Bristol on Broadway, L.P., a Tennessee limited partnership, by Deed from The Joseph B. Knowles Trust Fund acting by and through Senior Citizens, Inc., as Trustee, of record as 20030313-0033747, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Metropolitan Nashville/Davidson County taxes for 2005 on Map/Parcel 92-16-204.00 are assessed to the Grantor in the amount of $156,349.59 and shall be prorated between the parties to the date of closing. Grantor warrants that the 2005 taxes will be paid on or before February 28, 2006. Separate taxes for the above unit will be assessed on the 2006 Davidson County Tax Roll.
2. The premises herein described 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 the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of the Bristol on Broadway, a condominium, of record as Instrument 20050517-0055639 in the Register's Office for Davidson County, Tennessee.

3. Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

This property is also known as improved property located at 1803 Broadway, #213, Nashville, TN 37203.

TO HAVE AND TO HOLD the said condominium apartment unit and parking stall(s), with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said condominium unit and parking stall(s) to the said GRANTEE, his 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.

The Grantor has caused these presents to be executed by its Authorized Representative on December 9, 2005.

BRISTOL ON BROADWAY, L.P.
a Tennessee limited partnership

BY: _____
Its Authorized Representative

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

On December 9, 2005, personally appeared before me, a Notary Public in and for the State and County aforesaid, Denise R. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Authorized Representative of Bristol on Broadway, L.P., a Tennessee limited partnership, the within named bargainor, and that he/she as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Sarajane M. Kiser
NOTARY PUBLIC

SARAJANE M. KISER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My commission expires: 2/19/07