Davidson County DEEDWARR
Recvd: 01/25/06 14:42 2 pgs
Fees:13.00 Taxes:869.50

20060125-0009640

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Jami Sheffield

Affiant

Subscribed and sworn to before me, this 20th day of January, 2006.

Notary Public
My commission expires: 9/8/09

02-0601-44508

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jami Sheffield	Countrywide Home Loans, Inc.	092-16-0-D-407.00CO
1803 Broadway Unit 407	3011 Armory Dr., Ste 120	
Nashville TN 37203	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph R. Lewis, Jr. and wife, Glenda M. Lewis, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jami Sheffield, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND located in the 19th Coucilmanic District of Nashville, Davidson County, Tennessee, being Unit 407 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of Boyds Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, 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 for in the Master Deed for The Bristol on Broadway, a condominium, recorded in Instrument No. 20050517-0055639, said Master Deed and all record 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 .60% interest in the Common Elements of The Bristol on Broadway Condominium.
Together with one parking stall # 127.
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 with full power of sale, dated March 11, 2003, of record in Instrument No. 20030313-0033747, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joseph R. Lewis, Jr. and Glenda M. Lewis by deed from Bristol on Broadway, L.P., a Tennessee limited partnership, dated July 28, 2005, of record in Instrument No. 20050801-0089577, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1803 Broadway Unit 407, Nashville, TN 37203

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 20th day of January, 2006.

Joseph R. Lewis, Jr. BY T.J. Anderson, Attorney in Fact

Glenda M. Lewis BY T.J. Anderson, Attorney in Fact.

Joseph R. Lewis, Jr. by T.J. Anderson, Attorney in Fact

Glenda M. Lewis by T.J. Anderson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named T.J. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Joseph R. Lewis, Jr. and Glenda M. Lewis and that he is authorized by Joseph R. Lewis, Jr. and Glenda M. Lewis, to execute this instrument on their behalf.

Witness my hand in Brentwood, TN, this 20th day of January, 2006.

Notary Public

My commission expires: 9/8/09

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.