03

Realty Title 48-A

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25185-03-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Affiant Subscribed and sworn to before me this 13th day of March, 2006. Notary Public My Commission Expires: 2/27/2009

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY TN

Davidson County DEEDWARR
Recvd: 04/06/06 15:19 2 pgs
Fees:13.00 Taxes:795.50

20060406-0039983

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Martin & Associates P.O. Box 121431 Nashville, TN 37212	New Owner	Map No.192.16-0-D Parcel No. 510.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Williams and Carlwright Development**, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to X[redacted]* ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*Kirke Martin, Trustee,**of the Portobello Trust, Revocable Trust Agreement Dated March 2, 2006

This is improved property located at 1803 Broadway #510, Nashville, TN 37203

**and Diana Stancil, Trustee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of March, 2006.

Joseph Williams by Angela Wright as

Joseph Williams
By Angela Wright, as his Attorney in Fact

Carlwright Development, LLC,

By: Angela Wright, member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Angela Wright with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Joseph P. Williams. as his Attorney-In-Fact, and as the free act and deed of the within named Joseph P. Williams.

Witness my hand and official seal, at office in Nashville, Tennessee, this 13th day of March 2006.

Notary Public

My Commission Expires:

J. MICHAEL MORGAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Angela Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Themselves to be members (or other officer authorized to execute the instrument) of Carlwright Development, LLC, a Tennessee limited liability company, within named bargainor, a corporation, and that they as such authorized officers have executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such aforesaid authorized officers.

Witness my hand and official seal, at office in Nashville, Tennessee, this 13thth day of March, 2006.

Notary Public

My Commission Expires: 11/25/2006

DONALD E. KNIFFEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 510 and parking space 165, together with the appurtenant interest in the common elements of The Bristol on Broadway, a horizontal property regime established by Master Deed, of record in Instrument No. 20050517-0055639, amended as Instrument No. 20060307-0026614, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Carlwright Development, LLC a Tennessee limited liability company, and Joseph P. Williams by Deed dated July 19, 2005 from Bristol on Broadway L.P., a Tennessee limited partnership of record in Instrument No. 20050722-0085784, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Bristol on Broadway, of record in Instrument No. 20050517-0055639, amended as Instrument No. 20060307-0026614, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 21, page 39, Register's Office for Davidson County, Tennessee.
5. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364 made applicable by Ordinance No. BL2000-476 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
6. Mattes shown on a survey done by Wamble and Associates, Jimmy C. Yates, Tenn R.L.S. No. 1597 dated October 4, 2002, last revised February 14, 2003, W & A File No. 617-0102