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. 25519-06-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $252,900.00. Affiant Subscribed and sworn to before me this 5th day of June, 2006. Notary Public My Commission Expires:

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
J. Michael Morgan, Trustee ~~1803 Broadway #120~~ 2000 Richard Jones Road Suite 110 Nashville, TN ~~37203~~ 37215	New Owners	Map No.092-16-0-D Parcel No. 120.00CO

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, **Bradford L. Van Demark**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **J. Michael Morgan, Trustee,** WITH FULL POWER, TO CONVEY OR MORTGAGE WITHOUT THE JOINDER OF ANY BENEFICIARY ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

**unmarried

This is improved property located at 1803 Broadway #120, Nashville, TN 37203

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 5th day of June, 2006.

Bradford L. Van Demark

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bradford L. Van Demark**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 06/07/06 14:42 2 pgs
Fees:13.00 Taxes:935.73

20060607-0067767

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 120 and Parking Space 33, 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 Bradford L. Van Demark, an unmarried person by Deed dated October 7, 2005 from Bristol on Broadway, L.P. a Tennessee Limited Partnership of record in Instrument No. 20051128-0142955, 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 in 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. Matters shown on a survey 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.