Davidson County DEEDWARR
Recvd: 07/12/06 11:09 2 pgs
Fees:13.00 Taxes:1010.84

20060712-0083768

WARRANTY DEED

G-BC-06-201

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,200.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES 6-17-07

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calvin Spears	SunTrust Mortgage, Inc.	
320 Broadway, Unit 201 (ADDRESS)	(NAME) 201 4th Avenue North, 6th Floor (ADDRESS)	P/O 93-6-4-105.00
Nashville, TN 37201 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we 320 BROADWAY, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CALVIN SPEARS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit RU 201, 320 BROADWAY CONDOMINIUMS, as established under Master Deed of record in Instrument 20051230-0157047 and as depicted on Plat as Exhibit C to Master Deed, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being part of the same property conveyed to 320 Broadway, LLC by Warranty Deed from Ruble T. Sanderson and wife, Brenda C. Sanderson, recorded on the 24th day of September, 2003 in Instrument No. 20030924-0141486, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 7631, Page 606; Book 8421, Page 587; Book 7423, Page 3274; Book 9208, Page 613; Book 10512, Page 464; Inst. No. 20020626-0076795; Inst. no. 20030919-0139003; Inst. No. 20051230-0157047; Inst. No. 20051230-0157048; Inst. No. 20000328-0031304; Book 6682, Page 216; Inst. No. 20051230-0157049; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 320 Broadway, Unit 201, Nashville, Tennessee 37201
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 5th day of July, 2006.

320 Broadway, LLC

BY: _____

ITS: Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of July, 2006, before me personally appeared JOHN SISCO, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the CHEIF MANAGER of 320 Broadway, LLC, the within named bargainor, a limited liability company, and that he/she as such CHEIF MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of July, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-07

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903