WARRANTY DEED

B-VRE-06-1803

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

Subscribed and sworn to before me this 1st DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 20, 2010

Davidson County DEEDWARR
Recvd: 08/07/06 10:56 2 pgs
Fees:13.00 Taxes:999.00

20060807-0096333

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
Robert C. Hutchinson	Same as new owner	
1803 Broadway #507 (ADDRESS)	(NAME)	92-16-204
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(ADDRESS) (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 STEVEN M. FARRIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT C. HUTCHINSON AND ALICE HUTCHINSON AND RYAN HUTCHINSON AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, 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:

See attached Exhibit "A"

unimproved ( )
This is improved (X) property, known as 1803 Broadway #507, Nashville, Tennessee 37203
(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 1st day of August, 2006.

Steven M. Farris

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven M. Farris, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of August, 2006.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Exhibit "A"

Tract I:
LAND LYING AND BEING LOCATED IN THE 19TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING UNIT 507 OF THE BRISTOL ON BROADWAY, A CONDOMINIUM, BEING A PORTION OF LOTS NOS. 142 AND 143 ON THE PLAN OF THE BOYD ADDITION TO NASHVILLE RECORDED DECEMBER 21, 1857, IN BOOK 21, PAGE 39, IN THE 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 RIGHTS, TITLE AND INTEREST RELATING TO SAID UNIT AS PRESCRIBED AND SET FOR IN THE MASTER DEED FOR THE BRISTOL ON BROADWAY, A CONDOMINIUM, RECORDED UNDER NUMBER 20050517-0055639, SAID MASTER DEED AND ALL RECORDED 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, 64% INTEREST IN THE COMMON ELEMENTS OF THE BRISTOL ON BROADWAY CONDOMINIUM.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO STEVEN M. FARRIS, A MARRIED MAN, BY WARRANTY DEED FROM BRISTOL ON BROADWAY, LP, A TENNESSEE LIMITED PARTNERSHIP, RECORDED SEPTEMBER 22, 2005 IN INSTRUMENT NO. 20050922-0114121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. This is not the primary marital residence for the said Steven M. Farris.

Tract II:
Being Parking Stalll #156, The Bristol on Broadway, a Condominium Development, as established under Master Deed of record in Instrument No. 20050517-0055639, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said space.

Being the same property conveyed to Steven M. Farris by QuitClaim Deed of record in Instrument No. 20060731-0092110, Register's Office for Davidson County Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.