WARRANTY DEED

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

G-BC-06-302

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

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
Christina M Roman	New Owner (NAME)	
320 Broadway Unit #301		93-64A-4 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(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 CHRISTINA M ROMAN REVOCABLE LIVING TRUST, 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 301, 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 #301, 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 9th day of August, 2006.

Davidson County DEEDWARR
Recvd: 08/17/06 12:00 2 pgs
Fees:13.00 Taxes:980.50

20060817-0101565

320 Broadway, LLC

BY: Stephen Sisco, Chief Manager
320 Broadway, LLC
by Mayfaires Rudy Attorney in fact

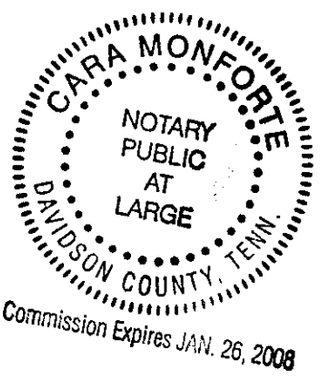
STATE OF TENNESSEE
COUNTY OF Davidson

Before me Cara Monforte of the state and county mentioned, personally appeared Mary Frances Rudy, within whom I am personally aquainted with (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Stephen Sisco who is Chief Manager [title)(or other officer authorized to execute the instrument) of 320 Broadway, LLC (Company name) the within named bargainor a Limited Liability Company, and that such Mary Frances Rudy executed the foregoing instrument on behalf of Stephen Sisco for the purpose therein contained by signing by power of attorney the name of the entity as 320 Broadway, LLC (name of entity).

Witness my hand and official seal at
Davidson County, Tennessee
on this the 9th day of August, 2006.

NOTARY PUBLIC

My Commission Expires: _____



My Commission Expires JAN. 26, 2008

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