WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/06 11:37 2 pgs
Fees:13.00 Taxes:980.13

20060905-0109132

State of Tennessee)
County of ~~Davidson~~ Williamson)

G#3394-2

The actual consideration or value, whichever is greater, for this transfer is **$264,900.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2006.

Notary Public

My commission expires: 4-16-08

(AFFIX SEAL)

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
AMANDA LINARES and JESSE T. LINARES	America's Wholesale Lender	**Map 092-16-0-D Parcel 529.00co**
1803 Broadway, #529	P. O. Box 660694	
Nashville, TN 37203	Dallas, TX 75266-0694	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

JOSEPH M. WHELAN, a married man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AMANDA LINARES and JESSE T. LINARES, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit No. 529 of The Bristol on Broadway, a condominium, being a portion of Lot Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in 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 right, title and interest relating to said Unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under Instrument No. 20050517-0055639 and amended in Instrument No. 20060307-0026614, Register's Office for Davidson County, Tennessee, 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 Condominiums.

TOGETHER with two parking stalls, Nos. 184 and 192.

BEING the same property conveyed to Joseph M. Whelan, an unmarried man, by Warranty Deed dated August 30, 2005, from Bristol on Broadway, L.P., a Tennessee limited partnership, of record in Instrument No. 20050901-0105039, Register's Office for Davidson County, Tennessee. Joseph M. Whelan having since married.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of The Bristol on Broadway, a Condominium Development, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN OR HIS SPOUSE.

This is IMPROVED (__X__) unimproved (____) property, known as: **1803 Broadway, #529, Nashville, TN 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 **31st** day of **August, 2006.**

Joseph M. Whelan

JOSEPH M. WHELAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOSEPH M. WHELAN, a married man,** the bargainor, 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 and official seal at Nashville, Tennessee, this **31st** day of **August, 2006.**

Notary Public

My Commission Expires: 3/22/09

JOHN F. GOOCH NOTARY PUBLIC WILLIAMSON COUNTY, TENN.