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This Instrument Prepared By ~~and After Recording, Return/mail to:~~
Kerry L. Prisock
TN Bar No. 013032
Richmond Title Services, LP.
2901 N. Dallas Parkway, Suite 100
Plano, Texas 75093
GF #1038823

33365930
~~3401615~~

WARRANTY DEED 4

1038823

THIS INDENTURE, made and entered into as of the 15 day of August, 2006, by and between **Charlotte O'Leary**, hereinafter "Grantor" and **Peggy Wilburn**, hereinafter "Grantee".

WITNESSETH: That for and in consideration of ~~Ten Dollars ($10.00)~~ $217,000.00 cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the Grantor does hereby bargain, sell, convey and warrant unto Grantee, all right, title and interest in and to the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee and being more particularly described as:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property is improved with an address of 1803 Broadway Unit 310, Nashville, Tennessee

Tax Parcel No.: 092-16-0-D-310.00 CO

Being the same property of record in Document No. 20050706-0077372 in the Register's Office of Davidson County, Tennessee.

SUBJECT to all matters of record filed of record in the Recorder's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the day and year first above written.

Charlotte O'Leary

Grantor
Charlotte O'Leary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, THERESA RICHARDSON, Charlotte O'Leary the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2006.

Theresa C Richardson (seal)

Notary Public Signature

THERESA C RICHARDSON

Printed Name

My commission expires: 5-30-07

THERESA C. RICHARDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Comm. Exp. May 30, 2007

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $217,000.00.

Affiant Amy Clough
~~Charlotte O'Leary~~

Subscribed and sworn to before me this the 15TH day of August, 2006.

Theresa C Richardson
Notary Public Signature

THERESA C RICHARDSON
Printed Name
My commission expires: 5-30-07

(seal)

THERESA C. RICHARDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Comm. Exp. May 30, 2007

Grantor's Name, Address, phone:
Charlotte O'Leary

Grantee's Name, Address, phone:
Peggy Wilburn
1803 Broadway Unit 310
Nashville, Tennessee 37203

SEND TAX STATEMENTS TO GRANTEE

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

Exhibit "A"

The land referred to herein is situated in the State of **Tennessee**, County of **Davidson** described as follows:

LAND LYING AND BEING LOCATED IN THE 19TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING UNIT 310 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 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 .53% INTEREST IN THE COMMON ELEMENTS OF THE BRISTOL ON BROADWAY CONDOMINIUM.

TOGETHER WITH ONE PARKING STALL # 97.

BEING THE SAME PROPERTY CONVEYED TO CHARLOTTE O'LEARY, FROM BRISTOL ON BROADWAY, L.P., A TENNESSEE LIMITED PARTNERSHIP, BY WARRANTY DEED DATED JUNE 30, 2005 AND RECORDED JULY 06, 2005 UNDER INSTRUMENT NO. 20050706-0077372 IN THE OFFICE OF THE DAVIDSON COUNTY RECORDER.

APN: **092-16-0-D-310.00 CO**