State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is **$315,000.00.**

Amanda Vandine
Affiant

Subscribed and sworn before me this 15th day of **December, 2006.**

Notary Public My Commission Expires: 3-20-10

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee

Davidson County DEEDWARR
Recvd: 01/02/07 08:14 2 pgs
Fees:13.00 Taxes:1165.50
20070102-0000053

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)
Elliott A. Lakin
320 Broadway Apt. 302
Nashville, TN 37201-2016

Improved Property known as:
320 Broadway Apt. 302
Nashville, TN 37201-2016

Send tax bills to:
Countrywide Home Loans
P.O. Box 10423
Van Nuys, CA
91410-0423

Map 93-6-4, Parcel 5

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

320 BROADWAY, LLC

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

ELLIOTT A. LAKIN, Unmarried

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit RU 302, 320 BROADWAY CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20051230-0157047 and as depicted on Plat as Exhibit C to Master Deed, on 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 Deed from Ruble T. Sanderson and wife Brenda C. Sanderson, dated 09/19/2003 of record in Instrument No. 20030924-0141486, Register's Office for Davidson County, Tennessee.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 200512300157047, Register's Office for said County.

Subject to Covenants, Conditions, and Restrictions contained in Instrument Number 200003280031304; Book 9208, page 613; Book 10512, page 464 and Instrument No. 200206260076795, Register's Office for said County.

Subject to Facade Guidelines and Restrictive Covenants for the Capital Mall Redevelopment Plan contained in instruments of record in Book 7631, page 606 and Book 8421, page 587, Register's Office for Davidson County, Tennessee.

Subject to Terms, Conditions and Limitations relative to easements contained in Deed of record in Book 6682, page 216, Register's Office for Davidson County, Tennessee.

Subject to Charter of 320 Broadway Condominium Association, Inc. of record in Instrument No. 2005123-107048, Register's Office for Davidson County, Tennessee.

Subject to Master Deed of Instrument No. 200512300157047 and Attorney's Certificate in Instrument No. 20051230-0157049, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 15th **day of December, 2006.**

J. Sisco, Chief Manager
320 BROADWAY, LLC

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, John Sisco with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within this instrument on behalf of **320 Broadway, LLC** or the purpose therein contained, and who further acknowledge him/her self to be Chief Manager and being authorized by the board of directors/principals to execute this document on behalf of **320 Broadway, LLC.**

Witness my hand and official seal this 15th **day** of **December, 2006.**

My Commission Expires: 9/17/07

Notary Public

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN