Davidson County DEEDWARR
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Fees:13.00 Taxes:814.00

20070202-0014299

WARRANTY DEED

G-VRE-07-1803

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF January, 2007.

Notary Public

MY COMMISSION EXPIRES: 9/20/08
(AFFIX SEAL)

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Richard R. Lane, ~~Family Trust~~	New Owner	
1803 Broadway #626 (ADDRESS)	(NAME)	92-16-D-626CO
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 SEAN P. CROCE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD R. LANE, *~~FAMILY 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:

*An Unmarried Man

Land in Davidson County, Tennessee, being Unit 626, THE BRISTOL ON BROADWAY, A CONDOMINUM DEVELOPMENT, as established under Master Deed of record in Instrument No. 20050517-0055639, amended at Instrument No. 20060307-0026614, 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 Parking Stall #212.

Being the same property conveyed to Sean P. Croce by Warranty Deed from Bristol on Broadway, a Tennessee limited partnership, recorded on the 30th day of November, 2005 in Instrument No. 20051130-0144137, re-recorded at Instrument No. 20051202-0145260, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Instrument 20050517-0055639; and 20060307-0026614, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1803 Broadway #626, 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 29th day of January, 2007.

Sean P. Croce by Mindy Martin, attorney in fact
Sean P. Croce

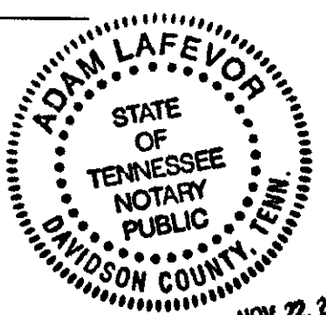
STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of January, 2007, before me personally appeared Marilyn Martin to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sean P. Croce and who acknowledged he/she/they executed the same as the free act and deed of the said Sean P. Croce.

Witness my hand and official seal, this the 29th day of January, 2007.

Notary Public

My Commission Expires:



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