Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1098

Davidson County DEEDWARR
Recvd: 04/30/07 12:08 2 pgs
Fees:13.00 Taxes:943.50
20070430-0051089

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Dewitt Kingston, an unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matt Burke aka Matthew P. Burke, a single person**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 628 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of 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 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 .58% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with one parking stall #214.

Being the same property conveyed to John Dewitt Kingston, an unmarried man by deed from Bristol on Broadway L.P., a Tennessee Limited Partnership dated September 2, 2005 of record in Inst. No. 20050929-0116901, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1803 Broadway #628, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to conyey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of April, 2007

John Dewitt Kingston

State of Tennessee)
County of Davidson)

On this 27th day of April, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John Dewitt Kingston, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 255,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of April, 2007.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Matt Burke
1803 Broadway #628
Nashville, TN 37203

RESPONSIBLE FOR TAX PAYMENT:
Wells Fargo Bank, N.A.
7445 New Technology Way
Frederick, MD 21703

TAX MAP-PARCEL #:
092 16 0D 628.00CO