Box 14A

20554-5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/07 12:51 2 pgs
Fees:13.00 Taxes:1006.40

20070605-0067045

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $272,000.00.

Affiant

Subscribed and sworn to before me this 1st day of June, 2007

Notary Public
My Commission expires: 11-19-08
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael H. Hirsch	BancorpSouth Bank Mortgage Division	092-13-0D-607.00CO
1803 Broadway Unit 607	P.O. Box 3356	
Nashville, TN 37203	Tupelo, MS 38802-3356	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James Dennis Sater, II, an unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael H. Hirsch, a single person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land lying and being in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 607 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, 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 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 Condominium.

Together with two parking stalls #194 and 10.

Being the same property conveyed to James Dennis Sater, II, an unmarried man, by deed from Bristol on Broadway, L.P., on June 30, 2005, of record in Instrument Number 20050810-0094861, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 092-16-0D-607.00CO.
- Subject to all matters as shown on the Plan of record in Book 21, page 39, Register's Office Davidson County, Tennessee.
- Master Deed of record in Instrument Number 20050517-0055639 and amended in Instrument Number 20060307-0026614, Register's Office for Davidson County, Tennessee.

- By-Laws of record in Instrument Number 20050517-0055639, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20050517-0055639, Register's Office for Davidson County, Tennessee.
- Subject to Urban Zoning Overlay of record as Metro Ordinance Number BS2000-364, made applicable by Ordinance Number BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
- All Matters shown on the survey by Wamble & Associates, Jimmy C. Yates, Tenn R.L.S. No. 1597, dated October 4, 2002, last revised February 14, 2003. W&A File NO. 617-0102

This is improved property known as: **1803 Broadway, Unit 607, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 1, 2007.

James Dennis Sater II

STATE OF New York
COUNTY OF Kings

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Dennis Sater, II,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 1, 2007

My commission expires 8/22/09

Notary Public

NOTARY PUBLIC
CHARISMA S. SMART
No. 01SM6132136
Qualified in Kings County
Comm. Expires August 22, 2009
STATE OF NEW YORK

CHARISMA S. SMART NOTARY PUBLIC STATE OF NEW YORK