This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 07/13/07 14:43 2 pgs
Fees:13.00 Taxes:995.30
20070713-0083871

STATE OF Delaware
COUNTY OF Kent

The actual consideration or value, whichever is greater, for this transfer is **$269,000.00**

Affiant

Subscribed and sworn to before me this 10th day of July, 2007.

Notary Public
My Commission Expires

VANESSA J. ERICKSON
NOTARY PUBLIC
STATE OF DELAWARE
COMMISSION EXPIRES

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Bryant C. Ross 1803 Broadway, Unit 629 Nashville, Tennessee 37214	Countrywide Homeloans P.O. Box 660694 Dallas, TX 75266-0694	92-16-0-D-629.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **James Garnett Jackson, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Bryant C. Ross**, hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land lying and being located in the 19th District of Nashville, Davidson County, Tennessee, being Unit No.629 of The Bristol on Broadway, a condominium, being a portion of Lot Nos. 143 and 143 on the Plan of the Boyd Addition to Nashville recorded on December 21, 1857of record 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, PLCC, dated October 4, 2002, and 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 No.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 forgoing, an undivided .64% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with two parking stalls: #49 and #216.

Being the same property conveyed to James Garnett Jackson, a single person by Warranty Deed from Bristol on Broadway, L. P., a Tennessee Limited Partnership, of record in Instrument No.20051122-0141230, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2007 County Taxes a lien, not yet due and payable.

2. Subject to all matters on Master Deed of record in Instrument No.20050517-0055639, and as amended in Instrument Nos.20060307-0026614 and 20070615-0071859, Register's Office for Davidson County, Tennessee.

3. Subject to By-Laws of record in Instrument No.20050517-0055639, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1803 Broadway, Unit #. 629 Nashville, TN 37203.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10th day of July, 2007.

By: _____
James ~~Garnett~~ Jackson

STATE OF Delaware
COUNTY OF Kent

Personally appeared before me, Vanessa L. Fulkerson, a Notary Public in and for said County and State, the within named James Garnett Jackson, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Dover (City), Delaware (State), on this 10th day of July, 2007.

_____
NOTARY PUBLIC

VANESSA L FULKERSON
NOTARY PUBLIC
STATE OF DELAWARE
COMMISSION EXPIRES

My Commission Expires: 12/18/2010