Return to:
LandCastle Title, LLC
810 Crescent Centre Drive
Suite 280
Franklin, Tennessee 37067

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Jeffrey A. Kunkes
1803 Broadway, #222
Nashville, TN 37203

SEND TAX BILL:

Mortgagee

Davidson County DEEDWARR
Recvd: 07/16/07 12:28 3 pgs
Fees:18.00 Taxes:719.65
20070716-0084300

MORTGAGEE:
Community Mortgage Services
620 Hembree Parkway, Ste. 100
Roswell, GA 30076

MAP AND PARCEL:
092-16-0-D-222.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Rick C. Weavil and wife, Susan J. McBurney**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Jeffrey A. Kunkes**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land lying and being located in the l9th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 222 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,of record in Book 21 Page 39, said 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 described and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded of record as Instrument No. 20050517-0055639, and as amended of record as Instrument Nos. 20060307-0026614 and 20070615-0071857, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof.

Together with one parking stall #74

Being the same property conveyed to Rick C. Weavil and Susan J. McBurney, by deed from Bristol on Broadway L.P., a Tennessee Limited Partnership, of record as Instrument No. 20051014-0124421, dated September 30, 2005, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1803 Broadway, #222, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of June, 2007.

Rick C. Weavil by John Rula, Attorney-in-Fact
By Power of Attorney recorded in Inst. No.
20070716008 4298, R.O.D.C.T.

Susan J. McBurney by John Rula, Attorney-in-Fact By Power of Attorney recorded in Inst. No.
20070716008 4299, R.O.D.C.T.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, JOHN RULA, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of RICK C. WEAVIL and SUSAN J. McBURNEY and who acknowledged that he executed the same as the free act and deed of the said RICK C. WEAVIL and SUSAN J. McBURNEY.

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

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $194,500.00.

AFFIANT

Subscribed and sworn to before me
this 29th day of June, 2007.

NOTARY/PUBLIC

My Commission Expires: 5/3/2010

