Return to:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 07/18/07 15:24 3 pgs
Fees:18.00 Taxes:1341.25
20070718-0085645

This Instrument Prepared by Judy Schuhl
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

ANBU-01669

WARRANTY DEED

THIS INDENTURE, made this 17 day of April, A.D., 2007, between **Aaron C. Lee, an unmarried man**, of the City of Nashville, State of TN, First Parties, and **Anheuser-Busch, Incorporated, a Missouri Corporation**, of the City of Clayton, State of MO, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of Ten and 00/100 ---------- **DOLLARS** ($ 10.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Legal description continued on Exhibit "A" attached hereto and made a part hereof:

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their successors and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except See Exhibit "B"

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

Aaron C. Lee (L.S.)

_____(L.S.)

_____(L.S.)

STATE OF ~~TENNESSEE~~ Missouri }
COUNTY OF St. Louis }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Aaron C. Lee, an unmarried man,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in St. Louis County, this 17 day of April 2007

Melissa Murphy Fowler
Notary Public

My Commission expires

MELISSA MURPHY FOWLER
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: November 05, 2010
Commission Number: 06547015

Property Address: 1803 Broadway, Unit 431
Nashville, TN 37203

Map & Parcel: 092-16-0-D-431 CO

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Anheuser-Busch, Inc.
ADDRESS 8000 Maryland Ave., Ste. 350
Clayton, MO 63105

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
SAME
ADDRESS _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 362,500.00. Affiant

Subscribed and sworn to before me this 17 day of July 2007.

Notary Public

Comp 5/24/2008

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

EXHIBIT "A"

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 431 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, 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 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 94% interest in the Common Elements of the Bristol on Broadway Condominium.

BEING the same property conveyed to AARON C. LEE, AN UNMARRIED MAN, by Warranty Deed from Bristol on Broadway, L. P., a Tennessee Limited Partnership, of record in Instrument Number **20050901-0105050,** Register's Office for DAVIDSON County, Tennessee.

EXHIBIT "B"

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 092-16-0-D, PARCEL 431 CO). 2006 real property taxes are PAID in the amount of 3721.11.

2. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

3. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of The Bristol on Broadway Condominiums appended thereto, of record in Instrument Number 20050517-00055639 and amended in Instrument Number 20060307-0026614, Register's Office for DAVIDSON County, Tennessee.

4. Charter of Bristol on Broadway Homeowner's Associaiton, of record in Instrument Number 20030225-0225106 and Instrument Number 20030225-0025107, said Register's Office.

5. Urban Zoning overlay of record at Metro Ordinance No. BS 2000-365 made applicable by ordinance No. BL 2000-476 Metropolitan Clerks Office for Davidson County, Tennessee.