WARRANTY DEED

G-FC-07-623

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: MAR. 8, 2010
(AFFIX SEAL)

PATRICIA MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan P. Boughtin	Bank of America	
1803 Broadway, Apt 623 (ADDRESS)	9000 Southside Blvd. (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (CITY) (STATE) (ZIP)	92-16-D-623 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LANCE P. ELLIS AND VIVIAN D. ELLIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHAN P. BOUGHTIN, UNMARRIED AND ADAM KUGAJEVSKY, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 623, THE BRISTOL ON BROADWAY, A CONDOMINIUM DEVELOPMENT, as established under Master Deed of record in Instrument 20050517-0055639, amended in Instrument 20060307-0026614 and Instrument 20070615-0071857 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit. Together with Parking Stall #210 and Storage Space J.

Being the same property conveyed to Lance P. Ellis and Vivian D. Ellis, as joint tenants with the right of survivorship by Warranty Deed from Bristol on Broadway, a Tennessee Limited Partnership, recorded March 20, 2006 in Instrument No. 20060320-0031709, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Inst. No. 20050517-0055639; 20060307-0026614; 20070615-0071857, Register's Office.

unimproved ( )
This is improved (X) property, known as 1803 Broadway, Apt 623, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this 10th day of July, 2007.

Lance P. Ellis

Vivian D. Ellis Attorney in fact

Davidson County DEEDWARR
Recvd: 08/02/07 08:44 2 pgs
Fees:13.00 Taxes:758.50
20070802-0091720

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lance P. Ellis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of July, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lance P. Ellis, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Vivian D. Ellis and acknowledged that he executed the same as the free act and deed of the said Vivian D. Ellis.

Witness my hand and official seal at
Davidson County, Tennessee
on this the 10th day of July, 2007.

NOTARY PUBLIC

My Commission Expires: 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010