Davidson County DEEDWARR
Recvd: 10/02/07 09:04 3 pgs
Fees:18.00 Taxes:1261.33
20071002-0116970

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

SPECIAL LIMITED CORPORATE

WARRANTY DEED

THIS INDENTURE is made and entered into this 21st day of September, 2007, by and between ANHEUSER-BUSCH, INCORPORATED, A MISSOURI CORPORATION, hereinafter called Grantor, and BRETT WESNOFSKE and CONSTANCE WESNOFSKE, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ANHEUSER-BUSCH, INCORPORATED, A MISSOURI CORPORATION, as Grantor, does hereby bargain, sell, transfer and convey unto BRETT WESNOFSKE and CONSTANCE WESNOFSKE, HUSBAND AND WIFE, hereinafter referred to as Grantees, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to all easements, conditions, restrictions, matters of record and all matters apparent from diligent inspection of the property, including by survey, and the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein, Grantor covenants to defend title on the Grantees against all claims arising by, through, or under Grantor, and no others.

This is improved property known as 1803 BROADWAY, #431, NASHVILLE, TENNESSEE 37203.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims ~~of all persons whomsoever.~~ arising by, through or under Grantor, and no others

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER: ANHEUSER-BUSCH, INCORPORATED, A MISSOURI CORPORATION

BY: _____
Signature of Seller

Joseph F. Jedlicka III

Vice President
TITLE

CORPORATE
STATE OF Missouri)
COUNTY OF St. Louis)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Joseph F. Jedlicka III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIM/HERSELF to be Vice President of ANHEUSER-BUSCH, INCORPORATED, A MISSOURI CORPORATION, the within named bargainor, and that HE/SHE as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by HIM/HERSELF as Vice President.

Witness my hand, at office, in Missouri, ~~TENNESSEE~~, this 21st, day of September, 2007.

Notary Public Kimberly M. Bennett

My Commission Expires: 05-10-2008

KIMBERLY M. BENNETT
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI, JEFFERSON COUNTY
MY COMMISSION EXPIRES 05-10-08

Name and Address of Property Owner:

BRETT WESNOFSKE and CONSTANCE WESNOFSKE
1803 Broadway, #431
Nashville, TN 37203

Property Address:

1803 BROADWAY, #431, NASHVILLE, TENNESSEE 37203

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 092-16-0-D, PARCEL 431 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$340900** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 28 day of September, 2007.

Notary Public

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

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-7993

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.

Together with two parking stalls #115 and 152.

Being the same property conveyed to ANHEUSER-BUSCH, INCORPORATED, A MISSOURI CORPORATION, by Warranty Deed from Aaron C. Lee, an unmarried person, of record in Instrument Number 20070718-0085645, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 092-16-0-D, PARCEL 431 CO).

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.