BOX #14A

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 04/16/08 08:41 2 pgs
Fees:12.00 Taxes:0.00

20080416-0038272

State of New York)
County of New York) G#3906-2

The actual consideration for this transfer is $ -0- .

Ellen Stephens
Affiant Ellen Stephens

Subscribed and sworn to before me, this the 2nd day of April, 2008.

Notary Public

My commission expires: 12/12/2009.

(AFFIX SEAL)

DERRICK KUANG
Notary Public, State of New York
No.01KU6138111
Qualified in New York County
COMMISSION EXPIRES 12/12/2009

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
BRYAN J. STEPHENS	FRANKLIN AMERICAN MORTGAGE COMPANY	**Map 092-16-0-D** **Parcel 509.00co**
2310 Elliott Avenue, #821	501 Corporate Centre Drive, Ste 400	
Nashville, TN 37204	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

ELLEN STEPHENS, a married woman

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

BRYAN J. STEPHENS, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit No. 509 of The Bristol on Broadway, a Condominium, being a portion of Lot Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in the 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 the Master Deed for The Bristol on Broadway, a condominium, recorded under Instrument No. 20050517-0055639, said Register's Office, 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 .53% interest in the Common Elements of the Bristol on Broadway Condominiums.

TOGETHER with one parking stall No. 164.

BEING the same property conveyed to Ellen Stephens, a married woman, and Bryan J. Stephens, an unmarried man, by Warranty Deed dated July 15, 2005, from Bristol on Broadway, L.P., a Tennessee limited partnership, of record in Instrument No. 20050719-0083591, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Bristol on Broadway, a Condominium Development, of record in Instrument No. 20050517-0055639, said Register's Office, including without limitation the By-Laws appended thereto; easements and setback lines, if any, on the Plan as set out on Exhibit "C" to the Master Deed, of record aforementioned; and taxes for the current year which have been assumed by the Grantee herein.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances that may affect the premises.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINICPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF JOHN T. COOK, P.C., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is IMPROVED (_X_) unimproved (____) property, known as: **1803 Broadway, #509, Nashville, TN 37203**.

Witness my hand this 2 day of **April, 2008.**

Ellen Stephens

ELLEN STEPHENS

STATE OF NEW YORK)
COUNTY OF NEW YORK)

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

Witness my hand and official seal at New York, New York, this 2nd day of **April, 2008.**

My Commission Expires: 12/12/2009

Derrick Kuang

Notary Public



DERRICK KUANG
Notary Public, State of New York
No.01KU6138111
Qualified in New York County
COMMISSION EXPIRES 12/12/2009