Return To: File Box 9B
First Title and Escrow Co., Inc.
#27599

Davidson County DEEDWARR
Recvd: 05/06/08 14:30 2 pgs
Fees:13.00 Taxes:776.63

20080506-0046757

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ste. 200
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $209,900.00

Affiant

Subscribed and sworn to before me, this 1st day of May 2008.

Notary Public
My commission expires

ELIZABETH J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Address of New Owner:	Send Tax Bills to:	Tax Information
Daniel T. Escue 3000 Vanderbilt Place #223 Nashville TN 37212-0000	Fifth Third Bank 5001 Kingsley Dr. Cincinnati, OH 45227	104024B223.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Randall S. Stroud and wife, Jill Stroud hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Daniel T. Escue and wife, Alisa K. Escue hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee being Unit No. 223 of Bristol West End, a Condominium Development established pursuant to 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, under the Master Deed establishing Bristol West End a Condominium Development, of record in as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee and subject to the provisions and requirements thereof and the By-Laws for the administration thereof, and all 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 buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed as amended by Instrument No. 20070629-0077729 said Register's Office.

Being the same property conveyed to Randall S. Stroud* by deed from Bristol West End Ventures, Inc. a Tennessee corporation of record in Instrument No.20080201-0010623 and corrected by Scrivener's Affidavit of record in Instrument No. 20080220-0016737 Register's Office for Davidson County, Tennessee.

*a married man

This conveyance is made subject to the following: 1) 2008 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of record in Instrument No. 20060801-0093560 Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20070503-0053313 and amended in Instrument No. 20070629-0077729 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions 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, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Bristol West End Condominiums 4) Agreement for Dedication of Easement for Sanitary sewers and/or storm drainage water mains and appurtenances of record in Instrument No. 20040615-0070569 5) Stormwater Detention Agreement of record in Instrument No. 20050603-0062976 6) Urban Zoning Overlay Metro Ordinance No. BL2000-364 made applicable by Ordinance No. BL 2000-476 Metropolitan Clerk's Office for Davidson County, Tennessee. 7) Restrictive covenants contained in an instrument of record in Instrument No. 20050105-0001970, Register's Office for Davidson County, Tennessee, (omitting there from any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.) 8) Temporary easement for construction and access of record in Instrument No. 20060320-0031877, rerecorded in Instrument No. 20060405-0039176, Register's Office for Davidson County, Tennessee.

This property is improved property known as 3000 Vanderbilt Place #223, Nashville, Tennessee 37212-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27 day of April, 2008.

Randall S. Stroud

Jill Stroud

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall S. Stroud and Jill Stroud, the bargainor(s), 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 Franklin, Tennessee, this 28 day of April, 2008.

Notary Public

My Commission expires: 3/29/11
FILE NO: 05686

Amy Cross
State of Tennessee
Notary Public
Williamson County