THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27732-05-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me this 3rd day of June, 2008. Notary Public My Commission Expires: 11-14-09 Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds
My Commission Expires NOV 14 2009

WARRANTY DEED

Address New Owner: Thomas J. Smith 3000 Vanderbilt Place, #324 Nashville, TN 37212	**Send Tax Bills To:** Pinnacle National Bank 211 Commerce Street #300 Nashville, TN 37219	**Tax Information:** Map and Parcel No.: 104024B32400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harry Porter and wife, Eleanor Porter and David Yarian, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas J. Smith, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3000 Vanderbilt Place, #324, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

The subject property is not and has not been the residence of the Grantors, their spouses or issue.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of June, 2008.

Harry Porter by Kelly Dougherty attorney in fact
Harry Porter
by Kelly Dougherty, Attorney-in-Fact

David Yarian by Kelly Dougherty attorney in fact
David Yarian
by Kelly Dougherty, Attorney-in-Fact

Eleanor Porter by Kelly Dougherty attorney in fact
Eleanor Porter
by Kelly Dougherty, Attorney-in-Fact

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Kelly Dougherty, 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 on behalf of Harry Porter and Eleanor Porter as their Attorney-In-Fact, as the free act and deed of the within named Harry Porter and Eleanor Porter.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of June 2008.

NOTARY PUBLIC

NICHOLAS S. ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Davidson County DEEDWARR
Recvd: 06/06/08 11:22 2 pgs
Fees:13.00 Taxes:777.00
20080606-0058314

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Kelly Dougherty, 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 on behalf of David Yarian as his Attorney-In-Fact, as the free act and deed of the within named David Yarian.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of June, 2008.

NOTARY PUBLIC

NICHOLAS S. ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 324, together with the appurtenant interest in the common elements of Bristol West End, a Condominium Development, a horizontal property regime established by Master Deed, of record in Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being part of the same property conveyed to Bristol West End Ventures, Inc., a Tennessee corporation, by Quitclaim Deed dated August 10, 2006, of record in Instrument No. 20060814-0100028; and further being the same property conveyed to Harry Porter and wife, Eleanor Porter, and David Yarian, married, by Deed dated November 16, 2007 from Bristol West End Ventures, Inc., a Tennessee corporation of record in Instrument No. 20071213-0143632, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Restrictive covenants contained in an instrument of record in Instrument No. 20050105-0001970, Register's Office for Davidson, County, Tennessee, (omitting therefrom 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).
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Bristol West End, a Condominium Development, of record in Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20040615-0070569, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Instrument No. 20060801-0093560, Register's Office for Davidson County, Tennessee.
8. Temporary easement for construction and access of record in Instrument No. 20060320-0031877, re-recorded in Instrument No. 20060405-0039176, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Instrument No. 20050603-0062976, Register's Office for Davidson County, Tennessee.
10. Urban Zoning Overlay of record as Metro Ordinance No. B62000-364 made applicable by Ordinance No. BL2000-476 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.