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(18b)

PICK-UP

Davidson County DEEDWARR
Recvd: 02/03/09 10:50 3 pgs
Fees:18.00 Taxes:740.00
20090203-0009089

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
602423 RAI-1092
Joy Frisch

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Mark A. Hughes	(NAME) Pinnacle National Bank	092-16-0-D 407.00 CO
(STREET ADDRESS OR ROUTE NUMBER) 1803 Broadway, #407	(STREET ADDRESS) 211 Commerce St., Ste 300	
(CITY) (STATE) (ZIP) Nashville, TN 37203	(CITY) (STATE) (ZIP) Nashville, TN 37201	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Eric D. Lefferts, a single man have this day bargained and sold, and do hereby transfer and convey unto the said Mark A Hughes, an unmarried man (bnc) the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20080109-0003848 in the Register's Office of Davidson County, Tennessee.

STATE OF
COUNTY OF Williamson The actual consideration or value whichever is greater, for this transfer is $ 200,000.00

Affiant Kenneth Lewis

Subscribed and sworn to before me this 30th day of January, 2009.

Notary Public

My commission expires:
11/14/09

Affix Seal

This is unimproved ( ), known as 1803 Broadway #407, Nashville, TN 37203
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 12 day of December, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Eric D. Lefferts

STATE OF
COUNTY OF

Personally appeared before me, Dan Raterman, a Notary Public in and for said County and State, Eric D. Lefferts, the within named bargainor Single (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Dec 12, 08 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of Dec, 2008.

Notary Public
My Commission Expires:

(This area for official notarial seal)

DANIEL J. RATERMAN
Notary Public, State of Ohio
My Commission Expires
May 20, 2009

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, , the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

(This area for official notarial seal)

Notary Public
My Commission Expires:

File No.: 3615

EXHIBIT A

Land located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit No. 407 of The Bristol on Broadway, a condominium being a portion of Lots Nos. 142 and 143 on the Plan of Boyds Addition to Nashville, of record in Book 21, Page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description, 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 for in the Master Deed for The Bristol on Broadway, a condominium, of record in Instrument No. 20020517-0055639 as amended in Instrument No. 20060307-0026614, further amended in Instrument No. 20070615-0071857, said Master Deed and all record 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 60% interest in the Common Elements of the Brisatol on Broadway Condominium.

Together with one Parking Stall #127.