WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090044042 DEEDWARR
Recvd: 07/01/09 10:54 2 pgs
Fees:13.00 Taxes:592.00

20090701-0061300

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00.

Affiant

Subscribed and sworn to me on June 30, 2009.

NOTARY PUBLIC

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23987

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Debra H. Hurst & John H. Hurst 2612 Edgerton Drive Owens Cross Roads, AL 35763	Amtrust Bank 1111 Chester Ave Cleveland OH 44114	92-16-D-224 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Samuel C. Yeager, married, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Debra H. Hurst and John H. Hurst, Wife and Husband, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium in Nashville, Davidson County, Tennessee, being Unit No. 224 of The Bristol on Broadway, a Condominium Development, as set out in the Master Deed of record as Instrument No. 20050517-0055639 as amended by Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857 in the Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements as provided in said Master Deed.

Together with parking stall Nos. 76 and 82, said parking spaces being hereby assigned to Unit 224 as Limited Common Elements of said condominium.

Being the same property conveyed to Samuel C. Yeager by Warranty Deed from Bristol on Broadway, a Tennessee limited partnership, of record as Instrument No. 20051109-0135914 in the Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Bristol on Broadway, a Tennessee limited partnership, of record as Instrument No. 20060525-0061731, in the Register's Office for Davidson County, Tennessee

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. The premises herein described is a condominium apartment 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, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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; and also including, without limitation, 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, of record as Instrument 20050517-0055639 in the Register's Office for Davidson County, Tennessee.

3. Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
4. Charter of The Bristol on Broadway Condominium Owners' Association, Inc., and By-Laws of the Association, of record as Exhibits H & B to said Master Deed.
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements of record and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1803 Broadway #224, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

The subject property is not now and never has been the marital residence of the Grantor.

WITNESS our hands on June 30, 2009.

Samuel C. Yeager

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On June 23, 2009, before me personally appeared Samuel C. Yeager to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on June 30, 2009.

NOTARY PUBLIC

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7-25-12