THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22410-02-2004** File box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $.123,500.00 Jennifer McDowell Affiant Subscribed and sworn to before me this 16th day of March, 2004. Gregory Pollin Notary Public My Commission Expires: 3/25/08

GREGORY POLLIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Ellie Jo Loque 454 Bowling Avenue Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.104.13 Parcel No. 011.00 CO

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, **Susan A. Tremblay**, unmarried("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ellie Jo Loque, 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 454 Bowling Avenue, Nashville, TN 37205

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.

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 16th day of March, 2004.

Susan A. Tremblay

Susan A. Tremblay

Davidson County DEEDWARR
Recvd: 03/17/04 15:57 2pgs
Fees:13.00 Taxes:458.95

20040317-0030609

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Susan A. Tremblay**, 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 16th day of March, 2004.

Notary Public

My Commission Expires: _____

GERALD B. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. F-1 on the Plan of Bellwood Terrace Condominiums of record in Plat Book 5200, pages 568 thru 569, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Bellwood Terrace Homeowners Association, a horizontal property regime established by Master Deed of record in Book 6100, page 177 and amended as Instrument No., 19991213-0302356 said Register's Office.

Being the same property conveyed to Susan A. Tremblay, unmarried by deed dated 5/23/03 from Lori Lee Cullers, unmarried of record as Instrument No. 20030529-0072769, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Charter of Incorporation of Bellwood Terrace Homeowner's Association of record in Book 6098, page 370, Register's Office for Davidson County, Tennessee;
3) 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 Bellwood Terrace Homeowner's Association, of record in Book 6100, page 177, and amended as Instrument No, 19991213-0302356 Register's Office for Davidson County, Tennessee.
4) All matters appearing on the Plan of of record in Plat Book 5200, page 568 thru 567, Register's Office for Davidson County, Tennessee.