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. 23608-11-2004** 121 1st Avenue South, Suite 200 Franklin TN 37064	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $75,000.00. Affiant Subscribed and sworn to before me this 18th day of November, 2004. Notary Public My Commission Expires: 11/11/05

DONALD R. BARNETT JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Timothy L. Armstrong, Emilie M. Acklen and Andrew M. Acklen 110 Bellevue Road #7 Nashville, TN 37221	**Send Tax Bills To:** Owner	**Tax Information:** Map No.142.15 Parcel No. 0A-007.00-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, **Shawn Robichaud and Karen Petty, now Robichaud,** husband and wife, ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Timothy L. Armstrong,** unmarried, **Emilie M. Acklen,** unmarried, **and Andrew M. Acklen,** married, as joint tenants with full rights of survivorship ("Grantee"), their 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 110 Bellevue Road #7, Nashville, TN 37221

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.

Karen Petty and Karen Petty Robichaud are one and the same person.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of November, 2004.

Shawn Robichaud

Karen Petty Robichaud

STATE OF TENNESSEE, COUNTY OF WILLIAMSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Shawn Robichaud and Karen Petty Robichaud,** 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, at office, this 18th day of November, 2004.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 11/22/04 11:50 2pgs
Fees:13.00 Taxes:277.50

20041122-0139694

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of First Revision Bellevue Manor Condominiums, of record in Plat Book 5200, page 231, 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 Bellevue Manor Condominiums, a horizontal property regime established by Master Deed of record in Book 5520, page 203, said Register's Office.

Being the same property conveyed to Shawn Robichaud and Karen Petty, as tenants in common with right of survivorship by deed dated 7/30/99 from Mary B. Sorrell, unmarried of record in Book 11605, page 827, Register's Office for Davidson County, Tennessee. The parties having married, and Karen Petty now being known as Karen Petty Robichaud.

This conveyance is made subject to:

1. 2004 County Taxes which have been paid, prorated and assumed by the Grantees.
2. 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 Bellevue Manor Condominiums, of record in Book 5520, page 203, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 5200, page 231, Register's Office for Davidson County, Tennessee.