WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $187,500.00.

Affiant

Subscribed and sworn to me on June 9, 2005

NOTARY PUBLIC
MY COMMISSION EXPIRES 1/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 06/14/05 14:30 2 pgs
Fees:13.00 Taxes:693.75
20050614-0068002

THIS INSTRUMENT WAS PREPARED BY:
Jeff T. Goodson
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Russell I. Shoup 7252 Highway 70 South Unit 104 Nashville, TN 37221	Wells Fargo Bank, N.A. P.O. Box 5708 (CPI #708) Springfield, OH 45501	142-7-F-95.00 - 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, Glen E. Wright, II, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Russell I. Shoup, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being LOT 95, UNIT No. 104, of Bellevue Commons Townhomes created under Title 66, Chapter 27, Section 101, et. seq., as established by a Master Deed recorded as Instrument No. 200007200071772, re-recorded as Instrument No. 200008280084760, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Glen E. Wright, II, an unmarried man, by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership, dated August 24, 2001, and recorded August 30, 2001, of record in 20010830-0093982, Register's Office for Davidson County, Tennessee.

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

1. 2005 Davidson County and subsequent taxes are assumed by the Grantee;
2. Master Deed of record in Instrument # 200007200071772 and re-recorded in Instrument # 200008280084760, said Register's Office;
3. Easement for Ingress and Egress, of record in Book 7308, Page 762, said Register's Office;
4. Easement to State of Tennessee for highway purposes, of record in Book 5024, Page 736 and in Book 5024, Page 458, said Register's Office;
5. Easement to Harpeth Valley Utility District, of record in Book 11426, Page 63, said Register's Office;
6. Sewer Easement, of record in Instrument # 200003100025049, said Register's Office;
7. Storm Water Detention Agreement, of record in Instrument # 200006160060368, said Register's Office;
8. Charter of Bellevue Commons Townhome Association, of record in Instrument # 20000720071771, amended in Instrument # 20000915-0091868 and in Instrument # 2000010090100204, said Register's Office; and
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7252 Highway 70 South, Unit 104 Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 GRANTEE, its successors 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.

WITNESS my hand on June 9, 2005.

Glen E. Wright, II

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 9, 2005, before me personally appeared Glen E. Wright, II, 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 9, 2005.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE