Davidson County DEEDWARR
Recvd: 11/23/05 12:36 6 pgs
Fees:33.00 Taxes:240.50
20051123-0141864

This Instrument Was Prepared By:
Baker, Campbell & Parsons
Attorneys At Law
200 Fourth Avenue North, Suite 1000
Nashville, TN 37219

Address New Owner And Send Tax Bills To:

B And B Management Services, LLC
2000 Mallory Lane, Suite 130-156
Franklin, TN 37067

Map and Parcel Number:

093-01-A-225

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **MARTIN J. CONNOLLY** (hereinafter referred to as the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **B AND B MANAGEMENT SERVICES, LLC,** a Tennessee limited liability company (hereinafter referred to as the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefitting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, its successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances, except as herein set forth; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

Joanna Connolly, the wife of Martin J. Connolly, joins in this deed for the express purpose of relinquishing any marital or other rights she may have in the Property.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 23rd day of November, 2005.

Martin J. Connolly by Paul Gaddes, attorney-in-fact

Martin J. Connolly by Paul Gaddes, Attorney-In-Fact

Joanna Connolly by Paul Gaddes, attorney in fact

Joanna Connolly by Paul Gaddes, Attorney-In-Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Monika Lee
Affiant

Subscribed and sworn to before me, this the 23rd day of November, 2005.

Kimberly H. Wayman
Notary Public For The State Of Tennessee

My Commission Expires: May 23, 2009

KIMBERLY H. WAYMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Gaddes, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Martin J. Connolly, and acknowledged that he executed the same as the free act and deed of the said Martin J. Connolly, and for the purposes therein contained, by virtue of a Power of Attorney executed by the said Martin J. Connolly and appearing of record as Instrument No 20051123-0141863, in the Register's Office for Davidson County, Tennessee.

Witness my hand and notarial seal at office, this 23rd day of November, 2005.

Kimberly H. Wayman
Notary Public For The State Of Tennessee

My Commission Expires: May 23, 2009

KIMBERLY H. WAYMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Gaddes, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Joanna Connolly, and acknowledged that he executed the same as the free act and deed of the said Joanna Connolly, and for the purposes therein contained, by virtue of a Power of Attorney executed by the said Joanna Connolly and appearing of record as Instrument No. 20051123-0141863, in the Register's Office for Davidson County, Tennessee.

Witness my hand and notarial seal at office, this 23rd day of November, 2005.

Kimberly H. Wayman
Notary Public For The State Of Tennessee

My Commission Expires: May 23, 2009

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Exhibit A

Property Description

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Unit No. 811, as more particularly described in that certain Master Deed for Capitol Towers, of record in Book 8607, Page 417, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete legal description.

Being the same property conveyed to Olive O'Sullivan and Martin J. Connolly, by deed from Capitol Towers, Ltd., of record in Book 10107, Page 744, Register's Office for Davidson County, Tennessee. Olive O'Sullivan subsequently conveyed her interest in the property to Martin Connolly by deed of record as Instrument No. 20041213-0147638, Register's Office for Davidson County, Tennessee.

Exhibit B

Exceptions

1. Restrictive Covenants contained in an instrument of record in Book 2735, Page 473, in the Register's Office for Davidson County, Tennessee.

2. All matters shown on the Plan of Record in Book 2663, Pages 120 and 121, in the Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of Record in Book 7900, Page 345, in the Register's Office for Davidson County, Tennessee.

4. Covenants and conditions in instrument of record in Book 2883, Page 312, in the Register's Office for Davidson County, Tennessee.

5. Short form lease by and between Capitol Towers, Limited, a Tennessee limited partnership, and Capitol Towers Condominium Association, Inc., dated April 22, 1992, of record in Book 8607, Page 469, in the Register's Office for Davidson County, Tennessee.

6. Master deed for Capitol Towers executed by Capitol Towers, Limited, a Tennessee limited partnership, dated April 22, 1992, of record in Book 8607, Page 417, in the Register's Office for Davidson County, Tennessee.

7. Quitclaim deed from Capitol Towers, Limited, a Tennessee limited partnership, to Robertson/Tennessee, L.P., dated August 24, 1992, of record in Book 8710, Page 734, in the Register's Office for Davidson County, Tennessee.

8. Short form lease by and between Capitol Towers, Limited, a Tennessee limited partnership, and Capitol Towers Condominium Association, Inc., a Tennessee nonprofit corporation, dated April 22, 1992, of record in Book 8607, Page 414, in the Register's Office for Davidson County, Tennessee.

9. Collateral assignment of subleases, assessments and lien for assessments by and between Capitol Towers Condominium Association, Inc., a Tennessee nonprofit corporation, and Capitol Towers, Limited, a Tennessee limited partnership, dated April 22, 1992, of record in Book 8607, Page 472, in the Register's Office for Davidson County, Tennessee.