Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1064

Davidson County DEEDWARR
Recvd: 03/06/07 14:03 2 pgs
Fees:13.00 Taxes:355.20
20070306-0027731

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Timothy L. Armstrong and wife, Emilie M. Acklen Armstrong and Andrew M. Acklen, married, as joint tenants with full rights of survivorship, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Matthew C. Waldron, an unmarried man, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

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 Timothy L. Armstrong, unmarried, Emile M. Acklen, unmarried and Andrew M. Acklen, married, as joint tenants with full rights of survivorship from Shawn Robichaud and Karen Petty, now Robichaud dated November 18, 2004 of record in Instrument No. 20041122-0139694, Register's Office for Davidson County, Tennessee. Emilie M. Acklen is now known as Emilie M. Acklen Armstrong by virtue of her marriage to Timothy L. Armstrong. The subject property has not been the residence of Andrew M. Acklen or his spouse.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 110 Bellevue Road #7, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WITNESS THE EXECUTION HEREOF this 2nd day of March, 2007

Timothy L. Armstrong

Emilie M. Acklen Armstrong
Emilie M. Acklen Armstrong

Andrew M. Acklen
Andrew M. Acklen
By Emilie M. Acklen Armstrong, Atty. in fact

Emilie M. Acklen Armstrong
Atty. in fact

State of Tennessee)
County of Davidson)

On this 2nd day of March, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Timothy L. Armstrong and Emilie M. Acklen Armstrong, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee
County of Davidson

On this the 2nd day of March, 2007, before me personally appeared Emilie M. Acklen Armstrong, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Andrew M. Acklen acknowledged that such person executed the same as the free act and deed of Andrew M. Acklen.

Notary Public

My commission expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 96,000.00.

X Emilie Armstrong
Affiant

Sworn and subscribed before me on this the 2nd day of March, 2007.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Matthew C. Waldron	Regions Bank d/b/a Regions Mortgage	142 15 0A 007.00CO
110 Bellevue Road #7	2050 Parkway Office Circle, RCN-6	
Nashville, TN 37221	Birmingham, AL 35244	