THIS INSTRUMENT WAS PREPARED BY AND RETURN TO: FHTS# 2010100757ld

Foothills Title Services, Inc.
121 Station Drive
Maryville, Tennessee 37804

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert J. Rioux 222 Polk Ave. Condo #401 Nashville, TN 37203	Robert J. Rioux 222 Polk Ave. Condo #401 Nashville, TN 37203	093-05-2A-116.00-CO

WARRANTY DEED

THIS INDENTURE, made this 15th day of October, 2010 between **STEVE L. ROGERS** and wife, **KAY J. ROGERS**, residents of Blount County, Tennessee (collectively "Grantor") and **ROBERT J. RIOUX** a resident of Davidson County, Tennessee ("Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor, has this day bargained and sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee, being Unit Number 401 on the Plan of Watauga Condominiums, Inc., (formerly known as Polk Manor Condominium) created under Title 66, Chapter 27, Section 101, et seq. as amended in Book 6697, Page 889; and amended and restated in Instrument No. 20061025-0132105, Register's Office for Davidson County, Tennessee, together with undivided percentage in the Common Elements and appurtenant to said units, as set forth in the Master Deed and Bylaws, for a more complete identification and description of said units.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

BEING AND INTENDING TO BE the same property conveyed to Steve L. Rogers and wife, Kay J. Rogers by Warranty Deed dated June 3, 2008 and recorded in Instrument Number 200806090059396, in the Register's Office for Davidson County, Tennessee.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantees, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20100066733 DEEDWARR
Recvd: 10/21/10 09:58 2 pgs
Fees:13.00 Taxes:366.30
20101021-0084281

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

Steve L. Rogers (L.S.)
STEVE L. ROGERS

Kay J. Rogers (L.S.)
KAY J. ROGERS

STATE OF TENNESSEE
COUNTY OF BLOUNT

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Steve L. Rogers and wife, Kay J. Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Blount County, Tennessee, this 15th day of October, 2010.

Lisa M Dennis
Notary Public

My Commission Expires: 2/17/2013

LISA M DENNIS
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $99,000.00, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Robert J. Rogers Jr.
Affiant/Grantee

Subscribed and sworn to before me this 15th day of October, 2010.

Lisa M Dennis
Notary Public

My commission expires: 2/17/2013

LISA M DENNIS
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY