This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER:
Marni Jennifer Penta
2725 Linmar Avenue
Nashville, TN 37215

SEND TAX BILL:
Countrywide Home Loans
718 Thompson Lane
Suite 104
Nashville, TN 37204

MORTGAGEE:
Countrywide Home Loans
718 Thompson Lane, Suite 104
Nashville, TN 37204

MAP AND PARCEL:
Map 104-14-0-D,
Parcel 028.00

Davidson County DEEDWARR
Recvd: 08/08/03 15:54 2pgs
Fees:13.00 Taxes:493.95
20030808-0113638

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN R. REID, JR., UNMARRIED** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **MARNI JENNIFER PENTA, UNMARRIED**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit 2725 Linmar Place III, as shown on the Plan marked Exhibit "C" in Master Deed of record in Book 7887, page 558, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to John R. Reid, Jr., by deed of record in Book 10429, page 730, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 2725 Linmar Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property 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, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 31st day of July, 2003.

John R. Reid, Jr.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared John R. Reid, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 31st day of July, 2003.

Notary Public

My Commission Expires: 1/29/05

KATHERINE H. SHAYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $133,500.00.

Carrie Bruce
AFFIANT

Subscribed and sworn to before me
this 31 day of July, 2003.

Rachel Wilson
NOTARY PUBLIC

My Commission Expires: _____

RACHEL WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007