Davidson County DEEDWARR
Recvd: 09/24/03 13:11 2pgs
Fees:13.00 Taxes:1239.50
20030924-0141509

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, TN 37027
(615) 371-0800

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Richard Puncochar	Owner	05200000800 and
907 Holly Tree Gap		06200000100
Brentwood, Tennessee 37027		

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $335,000.00.

Affiant

Subscribed and sworn to before me this 29th day of August, 2003.

Notary Public

My Commission Expires:

August 3, 2005

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **KATHRYN B. BAKER, widow,** ("Grantor") by these presents does hereby transfer, sell and convey to **RICHARD PUNCOCHAR, doing business as Pennington Partners,** ("Grantee") his heirs and assigns, a certain tract or parcel of real property located in DAVIDSON County, State of Tennessee, and all improvements located thereon (such land and improvements are hereinafter collectively referred to as the "Property"), more particularly described as follows:

Beginning at an iron rod situated in the northerly margin of Pennington Bend Road, said point also being the southeast corner of the Roy A and Nina Singleton property of record in Book 8317, page 106, Register's Office for Davidson County, Tennessee;

Thence, leaving said road North 29 degrees 42 minutes 01 second East a distance of 1,078.59 feet to an iron rod situated in the southerly margin of Lock Two Road;

Thence, along said road, South 15 degrees 57 minutes 29 seconds East, a distance of 710.47 feet to an iron rod;

Thence leaving said road, South 29 degrees 55 minutes 00 seconds West a distance of 382.81 feet to an iron rod;

Thence North 64 degrees 28 minutes 08 seconds West a distance of 234.54 feet to an iron rod;

Thence, South 29 degrees 55 minutes 35 seconds West a distance of 176.60 feet to an iron rod situated in the northerly margin of Pennington Bend Road;

Thence along said road North 61 degrees 28 minutes 15 seconds West, a distance of 272.11 feet to the point of beginning and containing 375,901.128 square feet or 8.629 acres of land.

Being the same property conveyed to V. M. Baker and wife Kathryn B. Baker from Lillie J. Thomason, of record in Deed Book 8272, page 140, and being part of the same property conveyed to V. M. Baker and wife Mary Katherine Baker, of record in Book 2498, page 307, Register's Office for Davidson County, Tennessee.

KATHRYN B. BAKER, MARY KATHERINE BAKER, AND KATHERINE BAKER ARE ONE AND THE SAME PERSON HEREIN.

This conveyance is subject to: current property taxes; all zoning and subdivision regulations of the appropriate governmental body along with easements of record and other easements and right of ways of public roads and utilities; all matters showing on the Plans of record, Restrictive covenants contained in instruments of record, Register's Office for Davidson County, Tennessee.

For the same consideration, Grantor further transfers to Grantee all of Grantor's rights, title and interests (if any) appurtenant solely to the Property (including any rights of Grantor to water service, sewer service and other utility services) without warranty of any kind, either express or implied, except that Grantor has not previously transferred the same to any other party.

This Warranty and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described herein, to the extent the same are validly existing and applicable to the Property (herein referred to collectively as the "Permitted Encumbrances")

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs and assigns forever.

AND the Grantor does hereby covenant with Grantee that she is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters herein mentioned.

AND the Grantor does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to the said real property to the said RICHARD PUNCOCHAR and his heirs and assigns, against the lawful claims of all persons whomsoever lawfully claiming or to claim the same, or any part thereof, subject to the Permitted Encumbrances.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 29th day of August, 2003.

GRANTOR:

Kathryn B. Baker
KATHRYN B. BAKER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Barbara S Lamb, a Notary Public in and for said county and state, the within named **Kathryn B. Baker**, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein.

WITNESS my hand and seal at office on this 29th day of August, 2003.

My Commission Expires:
August 3, 2005

Barbara S Lamb
Notary Public

BARBARA S. LAMB NOTARY PUBLIC TENNESSEE LARGE