ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Aaron A. Fogel 7149 Commonwealth Circle Nashville, TN 37221	Roanoke Postal Employees' Federal Credit Union P.O. Box 12405 Roanoke, VA 24025-2405	MAP and PARCEL 126-15 B 237

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX **10-A**

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Kevin Pennington and Malinda Pennington, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Aaron A. Fogel, a married person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 159 on the Plan of Section Two, Lexington Point Subdivision of record in Instrument No. 20010515-00049954, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kevin Pennington and wife, Malinda Pennington, by Warranty Deed dated November 30, 2001, from Beazer Homes Corp., DBA Phillips Builders, of record in Instrument No. 20011205-0134210, Register's Office for Davidson County, Tennessee.

This is property with a common address of 7149 Commonwealth Circle, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by the Grantors; (2) The Plan of Record in Instrument No. 20010515-00049954, said Register's office and all matters therein; (3) Declaration of Covenants, Conditions, and Restrictions, of record in Instrument No. 20001018-0103445, said Register's Office as amended in Instrument No. 20010522-0052909 and re-recorded in Instrument No. 20020214-0019754, said Register's office; (4) Charter of record in Instrument No. 20001020-0104424, said Register's Office; (5) Ingress & Easement of record in Book 11669, Page 837, said Register's Office; (6) Transmission Line Easement of record in Book 4230, Page 987, said Register's Office; (7) Public utility easement of record in Book 7601, Page 404, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $161,900.00

Melissa Sackett
Affiant

Subscribed and sworn before me this 13th day of December, 2004.

Kaz E. Arbogast
Notary Public

My Commission Expires: EXP. 5/13/06

KAZ E. ARBOGAST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/17/04 13:41 2pgs
Fees:13.00 Taxes:599.03

20041217-0150315

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **15th** day of **December, 2004**.

Kevin Pennington by Linda Morris attny in fact

Kevin Pennington by Linda Morris, attorney in fact

Malinda Pennington by Linda Morris attny in fact

Malinda Pennington by Linda Morris, attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December 2004, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Linda Morris,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of **Kevin Pennington and Malinda Pennington,** and is authorized by Kevin Pennington and Malinda Pennington to execute this instrument on their behalves by virtue of two Specific Durable Powers of Attorney to Sell Land recorded simultaneously herewith in Instrument No. 20041217-0150313, said Register's Office.

Witness my hand and official seal at office, this 15th day of December 2004.

Notary Public
My Commission Expires: 1/28/2003

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN. 28, 2007

File No. 0412-222.WD