Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $182,360.28

Affiant

Subscribed and sworn to before me, this 15th day of July 2005.

Notary Public
My commission expires: 4/2/09

Amy Cross Nance
State of Tennessee
Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 07/06/05 14:59 2 pgs
Fees:13.00 Taxes:674.73
20050706-0077612

Address of New Owner:	Send Tax Bills to:	Tax Information
David McCormick 2521 Pennington Bend Rd. #102 Nashville TN 37214	Same	052-14-0-A/041.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Richard Punochar dba Pennington Partners hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to David McCormick, an unmarried person hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 41 of Pennington Villas Townhomes a horizontal property regime established by Master Deed of record In Instrument No. 200408110097169 Register's office for Davidson County, Tennessee together with

Being a portion of the same property conveyed to Richard Punochar dba Pennington Partners by deed from Kathryn B. Banker of record in Instrumetn No. 200330924-0141509 and re-recorded in 2004 0426-0047384 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2005 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Pennington Villas of record in Instrument No. 200408120097543 Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements lines for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 200408110097169 Register's Office for said county. 4) Charter for Pennington Villas Townhomes Association of record in Instrument No. 200408110097168 5) Storm water Detention Agreement of record in Instrument No. 20030929-0143278

This property is improved property known as 2521 Pennington Bend Rd. #102, Nashville, Tennessee 37214-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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 my hand this 1st day of July, 2005.

Richard Punochar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Punochar, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 1st day of July, 2005.

Notary Public

My Commission expires: 4/2/07

FILE NO: WG1067

