Davidson County DEEDWARR
Recvd: 08/15/05 13:06 2 pgs
Fees:13.00 Taxes:366.30

20050815-0096303

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Christie Perry
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of July, 2005.

Notary Public

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN

My Commission Expires: 6-22-08

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Althea Penix
5510 Country Drive, Unit 126
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
162-09-0-A-126.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Prudential Relocation, Inc., a Colorado corporation** hereinafter referred to as Grantors, hereby transfers and conveys to **Althea Penix** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain condominium in Davidson County, Tennessee, described as follows: Being Townhouse No. 126, Building 2, on the plan of Hickory Valley Condominiums, Phase 2 of record in Book 4460, Page 133, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description and Unit No. 126, in Hickory Valley Condominiums, a Horizontal Property Regime, located in Davidson County, Tennessee, and described in a Master Deed recorded in Book 4251, Page 575, and clarified in Book 5001, Page 394, Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat appended thereto as Exhibit B. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hickory Valley Condominiums, contained in the Master Deed and By-Laws appended thereto, recorded in Book 4251, Page 575, and clarified in Book 5001, Page 394, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same though copied herein.

Being the same property conveyed to Prudential Relocation, Inc., a Colorado corporation by Warranty Deed from Regina Wilson, an unmarried person of record in Instrument No. 20050725-0085892, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4460, Page 133, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5510 Country Drive, Unit 126, Nashville, TN 37211.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 29th day of July, 2005.

Prudential Relocation, Inc., a Colorado corporation

By: Alison DeWolfe

Its: Asst. Secretary

**STATE ~~OF~~**
**COUNTY OF** District of Columbia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alison DeWolfe, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that he is the Asst. Secretary of Prudential Relocation, Inc., a Colorado corporation, and who further acknowledged that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th ~~day of July, 2005~~.

GREGORY A. HOLDRIDGE NOTARY PUBLIC DISTRICT OF COLUMBIA

Notary Public Gregory A. Holdridge
Notary Public, District of Columbia
My Commission Expires 3-14-2009

My Commission Expires: _____