JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

B-JOHN-05-525

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra A. Penny	Preferred Home Mortgage Co.	
525 Longview Drive	(NAME) 1410 N.Westshore Blvd., Suite 700	112-25
(ADDRESS) Pegram, Tennessee 37143	(ADDRESS) Tampa, FL 33607	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RAYMOND MICHAEL VALLONE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SANDRA A. PENNY AND HUSBAND, KEVIN J. PENNY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND LYING IN METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ON THE NORTH SIDE OF LONGVIEW DRIVE APPROXIMATELY 460 FEET WEST OF OLD CHARLOTTE PIKE, DESCRIBED BY JOHN KOHL, DATED 1/2/92.

BEGINNING AT AN EXISTING IRON PIN ON THE NORTH MARGIN OF LONGVIEW DRIVE, DAVID S. FERGUSON, JR.'S NORTHWEST CORNER, AS OF RECORD IN DEED BOOK 1335, PAGE 81; THENCE ALONG THE SAID NORTH MARGIN N 43 DEGREES 15 MINUTES 22 SECONDS W 399.76 FEET TO AN IRON PIN; THENCE, CONTINUING ALONG THE NORTH MARGIN ON A CURVE TO THE LEFT (RADIUS 459.65 FEET) 102.91 FEET TO AN EXISTING IRON PIN, THE SOUTHEAST CORNER OF A 1.97 ACRE TRACT OWNED BY BRUCE VICKERY, AS OF RECORD IN BOOK 3101, PAGE 230, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, ALONG SAID VICKERY'S EAST LINE N 36 DEGREES 17 MINUTES 05 SECONDS E 404.15 FEET TO AN EXISTING IRON PIPE; THENCE, CONTINUING ALONG THE EASTLINE OF A 5.18 ACRE TRACT OWNED BY VICKERY, AS OF RECORD IN BOOK 5009, PAGE 793, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. N 26 DEGREES 09 MINUTES 18 SECONDS E 35.72 FEET TO AN EXISTING IRON PIPE IN THE WEST BOUNDARY LINE OF MARTIN GLEZER, AS OF RECORD IN BOOK 4299, PAGE 371, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE ALONG THE SAID WEST BOUNDARY LINE AND DRAIN OF A HOLLOW 5.35 DEGREES 54 MINUTES 24 SECONDS E 592.24 FEET TO AN IRON PIN. DAVID S. FERGUSON, JR.'S NORTHWEST CORNER; THENCE, ALONG THE WEST LINE OF FERGUSON S 46 DEGREES 44 MINUTES 38 SECONDS W 347.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.76 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO RAYMOND MICHAEL VALLONE BY QUITCLAIM DEED FROM SHANNON LIGON VALLONE, RECORDED ON THE 6TH DAY OF DECEMBER, 2002 IN INSTRUMENT NO. 20021206-0150872, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDWARR
Recvd: 10/19/05 11:59 2 pgs
Fees:13.00 Taxes:640.10

20051019-0126057

unimproved ( )
This is improved (X) property, known as 525 Longview Drive, Pegram, Tennessee 37143
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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

Witness my/our hand(s) this 7th day of October, 2005.

Raymond Michael Vallone
Raymond Michael Vallone

Dawn Elizabeth Berry by:
Dawn Elizabeth Berry
Raymond Michael Vallone
attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal this the 7th day of October, 2005.

Notary Public

My Commission Expires:

(SEAL)

PATRICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires APRIL 25, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 7 day of October, 2005, before me personally appeared Raymond Michael Vallone to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dawn Elizabeth Berry and who acknowledged that he/she executed the same as the free act and deed of the said Dawn Elizabeth Berry by virtue of that Power of Attorney, duly executed by the said Raymond Michael Vallone on 7 October, 2005 and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 7 day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 4.25.06

PATRICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903