Prepared by:
Amy Cross Nance
Attorney at Law
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Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/01/05 11:47 2 pgs
Fees:13.00 Taxes:634.92
20051201-0144439

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $171,600.00

Affiant

Subscribed and sworn to before me, this 29th day of November 2005.

Notary Public
My commission expires: 4/2/07

Amy Cross Nance
State of Tennessee
Notary Public
Williamson County

Address of New Owner:	Send Tax Bills to:	Tax Information
Sue Ellen Waters	Countrywide Home Loans	52-14-0-A/6.00
2521 Pennington Bend Rd, #103 Nashville TN 37214-0000	2021 N. Gallatin Rd., Ste 292 Madison, TN 37115	

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 Puncochar d/b/a Pennington Partners hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Sue Ellen Waters, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 2 on the Plan of Pennington Villas Townhomes of record in Instrument No. 200408120097543 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description and established by Master Deed of record In Instrument No. 200408110097169 Register's office for Davidson County,

Being a portion of the same property conveyed to Richard Puncochar dba Pennington Partners by deed from Kathryn B. Baker of record in Instrument No. 20040426 -0047384 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2006 taxes, a lien which are not yet due and payable. 2) 3) Charter for Pennington Villas Townhomes Association of record in Instrument No. 200408110097168 4) Covenants, conditions, restrictions, reservation, easements lines for assessments options power of attorney and limitations on title created by the Master Deed recorded in Instrument No. 200408110097169 and pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " of Pennington Villas Townhomes and recorded in Instrument No. 200408110097169 Register's Office for said county. 5) Storm water Detention Agreement of record in Instrument No. 20030929-0143278 6) All matters appearing on plan of Pennington Villas of record in Instrument No. 200408120097543 Register's Office for Davidson County, Tennessee

This property is improved property known as 2521 Pennington Bend Rd, #103,

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 29R day of November, 2005.

Richard Puncochar d/b/a Pennington Partners

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 Puncochar d/b/a Pennington Partners, 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 29 day of November, 2005.

Notary Public

My Commission expires: 4/21/07

FILE NO: WG1259

Amy Cole Vance
State of Tennessee Notary Public
Williamson County