This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060164

When recorded return to:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, TN. 37203

Send Tax Bills To:
New Owner

Davidson County DEEDWARR
Recvd: 04/19/06 15:47 2 pgs
Fees:13.00 Taxes:743.70
20060419-0045039

New Owner is:
Jennifer C. Nelson
243-245 Blackman Road
Nashville, TN 37211

MAP: 147-6
PARCEL: 188.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Charlotte Ann Penix, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jennifer C. Nelson, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 120 of Caldwell Country Estates, Section I, of record in Book 2663, pages 68 and 69, Register's Office for said County.

Said Lot No. 120 fronts 170 feet on the southerly side of Blackman Road and runs back 280 feet on the east line and 184.6 feet on the west line to a dead line, which is a broken line, measuring 241.2 feet thereon.

Being the same property conveyed to Charlotte Ann Penix and husband, Rufus Penix, II by Warranty Deed from Thomas E. Gabel dated 5/15/96, recorded 5/21/96, in Book 10056, page 140, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Easements and/or setback lines of record in Plat Book 2663, page 68-69, said Register's Office; Restrictive covenants of record in Instrument No. 200311030161032, 200311030161033, 200311030161034, and 200311030161035, said Register's Office.

Rufus Penix, II died on January 19, 2006 leaving Charlotte Ann Penix as sole heir by tenants by the entirety.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

CP Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 7th day of April, 2006.

GRANTOR:

Charlotte Ann Penix

Charlotte Ann Penix

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Charlotte Ann Penix , unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7th day of April, 2006.

Notary Public

PRISCILLA PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 14, 2009

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $201,000.00.

Affiant

SWORN TO and subscribed before me this 7th day of April, 2006

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires MAR. 21, 2009

My commission expires: