Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

39-B
File #06-1219

Davidson County DEEDWARR
Recvd: 05/25/06 15:44 2 pgs
Fees:13.00 Taxes:2608.50
20060525-0061844

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Russell Dee Taff and wife, Victoria Taff**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brent Pennington and Kathleen Emerson, joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 28 and the northeasterly part of Lot No. 27 of Block No. 7 on the Plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for said County, and described as follows:

Beginning on the southeasterly margin of Hillside Drive at the corner of Lot Nos. 1 and 28, and running thence southwardly with the line between Lot Nos. 28 and 27 on the west and Lot Nos. 1, 2, 3 and 4 on the east, 257 feet 6 inches to the southwest corner of Lot No. 4, thence northwestwardly parallel with the line between said Lot Nos. 27 and 28, 206 feet 6 inches to the southeasterly margin of Hillside Drive; thence with the same in a northeasterly direction 172 feet 9 inches to the beginning.

Being the same property conveyed to Russell Dee Taff and wife, Victoria Taff by deed from Ragan Lee Courtney and wife, Cynthia Clawson Courtney of record in Book 6285 page 356 dated May 1, 1984, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2809 Hillside Drive, Nashville TN, 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 19th day of May, 2006.

Russell Dee Taff by Victoria Taff,
Attorney-in-Fact

Victoria Taff

State of Tennessee)
County of Davidson)

On this 19th day of May, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Victoria Taff, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-19-08

ROBERT M. LOFF NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of May, 2006, before me the undersigned, a Notary Public in and for said State and County, personally appeared before me this within named Victoria Taff, to me known (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Russell Dee Taff, and acknowledged that such person executed the same as the free act and deed of Russell Dee Taff, as his attorney in fact.

Notary Public

My Commission Expires: 7-19-08

ROBERT M. LOFF NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 705,000.00.

Affiant

Sworn and subscribed before me on this the 19th day of May, 2006.

Notary Public

My Commission Expires: 7-19-08

ROBERT M. LOFF NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NEW OWNER:
Brent Pennington
2809 Hillside Drive
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT: owner

TAX MAP-PARCEL #:
104-11 0 210.00