Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County	DEEDWARR
Recvd: 09/14/06 16:03	2 pgs
Fees:13.00 Taxes:735.56	
20060914-0114259	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $198,800.00

Affiant

Subscribed and sworn to before me, this 14 day of September 2006.

Notary Public
My commission expires: 11/22/08

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

Address of New Owner:	Send Tax Bills to:	Tax Information
Jana Lynn Herrera 2521 Pennington Bend Rd. #123 Nashville TN 37214-0000	First Horizon Home Loan Corporation 1555 W. WALNUT LN #200 IRVING TEXAS, 75038 MC 6712	052-140-A/012.00CO

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 Jana Lynn Herrera, 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:

Land in Davidson County, Tennessee, being Unit No. 12, together with the appurtenant interest in common elements of the Pennington Villas Townhomes, a horizontal property regime established by Master Deed of record in Instrument No. 20010811-0097169, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being part of the same property conveyed to Richard Puncochar, doing business as Pennington Partners, by deed from Kathryn B. Baker, a widow, of record in Instrument No. 20030924-0141509, Register's Office for Davidson County, Tennessee.

This is not now nor has it ever been the primary residence of the Grantor herein.

This conveyance is made subject to the following: 1) 2006 taxes a lien which are not yet due and payable. 2) Subject to all restrictions, easements, rights-of-way, protective covenants, and mineral reservations of record, if any.

This property is improved property known as 2521 Pennington Bend Rd. #123, 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 13th day of September, 2006.

Richard Puncochar

Richard Puncochar

By Amy Cross Nance
Atty-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of September, 2006, before me personally appeared Amy Cross Nance 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 Richard Puncochar acknowledged that such person executed the same as the free act and deed of Richard Puncochar.

Carolyn A James

Notary Public

My Commission expires 11/22/08

CAROLYN A. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FILE NO: WG1414