THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$190,000.00**.

Kimberly M. Carter
Affiant

Sworn to and subscribed before me this 5 day of December, 2006.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-22-10

Davidson County DEEDWARR
Recvd: 12/05/06 14:38 2 pgs
Fees:13.00 Taxes:703.00

20061205-0150177

ADDRESS NEW OWNER
Kimberly M. Carter
2521 Pennington Bend Rd. #107
Nashville, TN 37214

SEND TAX BILLS TO:
Bank of America
7000 Southside Blvd. #900
Jacksonville, FL 32256

MAP/PARCEL NUMBER:
Map 52-14 A
Parcel 14

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nancy L. McClanahan, unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Kimberly L. Carter, married**, hereinafter called "Grantee", her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 4 on the Plan of Pennington Villas Townhomes, as shown on plat of record in Instrument No. 20040812-0097543, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description, and established by Master Deed of record in Instrument No. 20040811-0097169, said Register's Office.
>
> Being the same property conveyed to Nancy L. McClanahan, unmarried, by deed from Richard Puncochar, d/b/a Pennington Partners, of record in Instrument No. 20051201-0144260, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the following: (1) All matters shown on plat of record in Instrument No. 20040812-0097543; (2) The premises is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same set out in Section 66-27-101 et seq. 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 the building thereon; and also including without limitations, all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Pennington Villas, and recorded in Instrument No.

20040811-0097169, Register's Office for Davidson County, Tennessee. (3) Charter of Pennington Villas Homeowner's Association, of record in Instrument No. 20040811-0097168, said Register's Office. (4) Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Instrument No. 20030929-0143278, said Register's Office.

This is improved property known as 2521 Pennington Bend Road, #107, Nashville, TN 37214.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 5 day of December, 2006.

Nancy L. McClanahan

NANCY L. MCCLANAHAN

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Nancy L. McClanahan**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5 day of December, 2006.

ROBERT E. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Robert E Spann

NOTARY PUBLIC

My Commission Expires: 5-22-10