State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is **$212,000.00.**

Affiant

Subscribed and sworn before me this 3rd day of **May, 2007.**

Notary Public My Commission Expires: 3-20-10

AMANDA HANELINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 05/09/07 14:02 2 pgs
Fees:13.00 Taxes:784.40
20070509-0055832

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Damien R. Charley **1509 Kenton Court** **Antioch, TN 37013**	**1509 Kenton Court** **Antioch, TN 37013**	**GMAC Mortgage, LLC** **100 Witmer Road** **Horsham, PA 19044-0963**

Map 150-12-B, Parcel 6

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOHN I. PENN AND WIFE, GLORIA J. PENN

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

DAMIEN R. CHARLEY AND CHRISTINA M. CHARLEY

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, and being Lot No. 6 on the plan of Kensal Green, Sec. 1 as of record at Book 7900, page 593, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to John I. Penn and wife, Gloria Penn, by Deed from Phillips Builders, Inc. dated 12/15/1994 of record in Book 9548, page 518, Register's Office for Davidson County, Tennessee.

Subject to:
Any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 7900, page 593, Register's Office for said County.

Subject to:

Covenants, Conditions, and Restrictions contained in Record Book 7619, page 647; as amended in Book 6757, page 583; Book 7675, page 923; and Book 8708, page 630; Supplemental of record in Book 7776, page 826; Book 8201, page 770; Book 8663, page 384; Book 9036, page 326; Book 9065, page 744; Book 9072, page 572; Book 9245, page 332; Book 9696, page 654; Book 10404, page 641, and Instrument Number 20060405-0039162, Register's Office for said County.

Subject to:

By-Laws of Somerset Homeowner's Association, Inc. of record in Book 7619, page 679; as amended in Book 9509, page 363 and Book 9647, page 472, Register's Office for said County.

Subject to:

Charter of Somerset Homeowner's Association, Inc., of record in Book 7661, page 37, Register's Office for said County.

Subject to any easements and/or restrictions of record in the Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 3 day of May , 2007.

John I. Penn
JOHN I. PENN

Gloria J. Penn
GLORIA J. PENN

STATE OF Delaware

COUNTY OF New Castle

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **JOHN I. PENN AND GLORIA J. PENN,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **they** executed the within instrument for the purposes contained.

Witness my hand and official seal this 3 day of **May, 2007.**

My Commission Expires:
April 12, 2008

Linda B. Corner
Notary Public

LINDA B CORNER NOTARY PUBLIC STATE OF DELAWARE MY COMMISSION EXPIRES APRIL 12, 2008

LINDA B CORNER
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires April 12, 2008