SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$61,500.00
X Brooke Nicole Penix
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 2007.
Susan Frensley Newton
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-14-2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brooke Nicole Penix 702 Valley View Mt. Juliet, TN 37122-3213	New Owner	Map 75.08 Group A Parcel 67

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Kellie P. Casas, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Brooke Nicole Penix, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING A CONDOMINIUM UNIT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 171 IN A HORIZONTAL PROPERTY REGIME AS SHOWN ON THE CONDOMINIUM PLAT OF BROOKE CASTLE CONDOMINIUMS, AS OF RECORD IN BOOK 6250, PAGE 627, AND AS AMENDED BY INSTRUMENT OF RECORD IN BOOK 6727, PAGE 762, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KELLIE P. CASAS, UNMARRIED BY DEED FROM NANCY CAROLYN SNEED, UNMARRIED, DATED DECEMBER 27TH, 2001, AND OF RECORD IN INSTRUMENT NO. 20020123-0008883,REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 627, Register's Office for Davidson County, Tennessee amended in Book 6727, Page 762 and in Book 6919, Page 571, Register's Office for Davidson County, Tennessee.
4) Property is subject to Master Deed establishing a Horizontal Property Regime of Brooke Castle Condominiums, of record in Book 6519, Page 747, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 6519, Page 768, HOA Charter of record in Book 6519, Page 739, and amended in Book 7570, Page 512, including liens for assessments as provided therein, easements and restrictions as contained therein, said Register's Office.
5) Easement for Common Areas & Facilities to Brooke Castle HOA of record in Book 6883, Page 759, said Register's Office.

This is improved property known as: **171 Brooke Castle Drive, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, 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(s) this 21st day of May, 2007.

Kellie P. Casas

Kellie P. Casas

Davidson County DEEDWARR
Recvd: 05/24/07 13:57 2 pgs
Fees:13.00 Taxes:227.55

20070524-0062117

STATE OF Tennessee
COUNTY OF Davidson

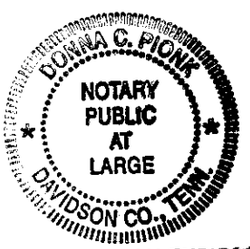
Personally appeared before me, Kellie P. Casas, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 2007.

Donna C. Pionk

NOTARY PUBLIC

My Commission Expires:



MY COMMISSION EXPIRES:
JAN 26, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076