Davidson County DEEDWARR
Recvd: 06/13/07 10:12 2 pgs
Fees:13.00 Taxes:510.23

20070613-0070752

STATE OF TENNESSEE

COUNTY OF MAURY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $137,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF May, 2007.

NOTARY PUBLIC

COMMISSION EXPIRES: 4/4/2011

REBA C BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires April 4, 2011

Warranty Deed

THIS INSTRUMENT PREPARED BY AND RETURN TO:

LIMESTONE TITLE & ESCROW, LLC

P.O. Box 1800
SPRING HILL, TN 37174

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number
Michael T. Pembroke 1720 Red Jacket Drive Antioch TN 37013	Suntrust Mortgage, Inc. 201 Fourth Avenue North, 7th Floor Nashville, TN 37219	173-050-A-191.00CO

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 Lauren C. Gurley hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Michael T. Pembroke 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. 191 on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791, amended in Instrument No. 20051114-0136938, of Registers Office for Davidson County Tennessee.

Being the same property conveyed to Lauren C. Gurley, unmarried, by Deed from OLE SOUTH PROPERTIES, INC., a Tennessee Corporation, dated 05-25-2006, recorded in Instrument No. 20060621-0074165, of said Registers Office.

This conveyance is made subject to the following: 1) Taxes for the year of 2007 a lien, not yet due and payable. 2) Subject to rights of others in and to the common areas and/or elements. 3) Master deed 20050721-0084791, amended in Instrument No. 20050805-0092480 and in Instrument No. 20051114-0136938, said Registers Office. 4) Easement to Metro Instrument No. 22050721-0084791, said Registers Office. 5) Deed to Metro of record in Instrument No. 20050811-0095171, said Registers Office. 6) Charter of Homeowners Association included in Master Deed as Exhibit E, of said Registers Office. 7) Planned Unit Development Boundary of record on Instrument No. 20050128-0010427, said Registers Office.

This property is improved property known as 1720 Red Jacket Drive, Antioch, Tennessee 37013

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 29 day of May, 2007.

Lauren C. Gurley

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lauren C. Gurley, the bargainor, 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 at Spring Hill, Tennessee, this 29th day of May, 2007.

Notary Public

REBA C BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
April 4, 2011

FILE NO: 2007050029