PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(dm) Title No: 48783
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/01/07 12:42 2 pgs
Fees:13.00 Taxes:804.75
20070801-0091354

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lora D. Thomas 7252 Highway 70 South #1105 Nashville, Tennessee 37221	SunTrust Mortgage, Inc. P. O. Box 79041 Baltimore, MD 21279-0041

TAX MAP-PARCEL NUMBERS: 142070F04900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$217,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Veronica Hirshman Penland, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lora D. Thomas** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 49, Unit No. 1105 on the Plan of Bellevue Commons Townhomes, a Planned Unit Development established under the proper provisions of the Tennessee Horizontal Property Regime Act, and set out in Exhibit "A" of the Master Deed and By-Laws of Record in Doc. No. 200007200071772 and re-recorded in Doc. No. 200008280084760, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Veronica A. Hirshman, an unmarried woman, by deed from Pulte Homes Tennessee Limited Partnership, A Nevada Limited Partnership of record in Doc. No. 20020205-0015475, Register's Office for said County. The said Veronica A. Hirshman is now known as Veronica Hirshman Penland.

Bryan C. Penland, spouse of Veronica Hirshman Penland, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan as set out in Exhibit "A" of the Master Deed, with Owner's Certificate, of record in Doc. No. 200007200071772 and re-recorded in Doc. No. 200008280084760, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Provisions of the Master Deed and By-Laws which establish a Planned Unit Development of record in Doc. No. 200007200071772 and re-recorded in Doc. No. 200008280084760, amended in Doc. No. 20060824-0104869, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7252 Hwy 70 South, #1105, Nashville, Tennessee 37221.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of July, 2007.

Veronica Hirshman Penland

Bryan C. Penland

State of TENNESSEE
County of DAVIDSON

On this 30th day of July, 2007 , before me the undersigned authority, personally appeared Veronica Hirshman Penland and Bryan C. Penland, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires:

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $217,500.00

Affiant

Sworn and subscribed before me this the 30th day of July, 2007

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary Public