Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is ~~$202,000.00~~ 204,900.00 PL

Affiant

Subscribed and sworn to before me, this 14 day of August 2007

Notary Public
My commission expires: 7/31/11

ROSEMARY P. SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 08/15/07 08:20 3 pgs
Fees:18.00 Taxes:758.13
20070815-0097295

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Phyllis J. Lowery	Countrywide Home Loans	52 140-37.00
2521 Pennington Bend Rd #202	801 Crescent Centre Dr Suite 510	
Nashville TN 37214-0000	Franklin, TN 37067	

WARRANTY DEED

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 Richard Puncochar hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Phyllis J. Lowery an unmarried person hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 37 of Pennington Villas Townhomes a horizontal property regime established by Master Deed of record In Instrument No. 200408110097169 Register's Office for Davidson County, Tennessee together with common elements.

Being part of the property conveyed to Richard Puncochar, doing business as Pennington Partners, by deed from Kathryn B. Baker of record in Instrument No. 20030924-0141509 and re-recorded in Instrument No. 20040426-0047384 Register's Office for Davidson County, Tennessee dated September 24, 2003.

This conveyance is made subject to the following: 1) 2007 taxes, a lien which are not yet due and payable. 2) All matters appearing on plat of record in Instrument No. 20040812-0097543 Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 200408110097169.Register's Office for Davidson County, Tennessee. 4) Charter of Pennington Villa Townhomes Association of record in Instrument No. 20040812-0097543

This property is improved property known as 2521 Pennington Bend Rd #202, Nashville, Tennessee 37214-0000

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 14th day of August, 2007.

Richard Puncochar

By: _____
Amy Cross Nance
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of August, 2007, before me personally appeared Amy Cross Nance to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard Puncochar acknowledged that such person executed the same as the free act and deed of Richard Puncochar .

_____
Notary Public

ROSEMARY P. SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 7/31/11

_____
Notary Public

My Commission expires: _____

FILE NO: WG1708

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

