DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JAN 26, 2008

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$77,777.00 Gayle R Benkert
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 2007. Donna C. Pionk
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(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
Gayle R. Benkert 146 Brooke Castle Drive Hermitage, TN 37076	Suntrust Mortgage 201 4th Ave North Nashville, TN 37219 6th Floor	Map 75.08 Group A Parcel 42

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,

Joyce W. Pugh, unmarried

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

Gayle R. Benkert, 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:

A CERTAIN CONDOMINIUM UNIT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: UNIT NO. 146, IN A HORIZONTAL PROPERTY REGIME AS SHOWN ON THE CONDOMINIUM SITE PLAN OF BROOKE CASTLE CONDOMINIUMS, AS OF RECORD IN BOOK 6250, PAGE 627, AND AMENDED IN BOOK 6727, PAGE 762, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOYCE W. PUGH, SINGLE BY DEED FROM AUBREY H. JOHNSON, JR. AND WIFE, THEA JOHNSON, DATED JULY 25, 1986, AND OF RECORD IN BOOK 6930, PAGE 577, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 627, and amended in Book 6727, Page 762, Register's Office for Davidson County, Tennessee.
3) Property is subject to any and all restrictions, easements, and conditions of record.
4) Property is subject to Master deed establishing a Hortizontal Property Regime of Brooke Castle Condominiums, of record in Book 6519, Page 747, amended in Book 6727, Page 762, HOA Articles affecting said premises as contained in Book 6519, Page 739, amended in Book 7570, Page 312, amended in Book 7866, Page 374, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein.
5) Property is subject to HOA Articles affecting said premises as contained in Book 6519, Page 739, amended in Book 7570, Page 312, amended in Book 7866, Page 374, Register's Office for Davidson County, Tennessee.
6) Property is subject to easement for common/open areas to Brook Castle Condominiums HOA in Book 6883, Page 759, said Register's Office.

This is improved property known as: **146 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 16th day of August, 2007.

Joyce W. Pugh

Davidson County DEEDWARR
Recvd: 08/20/07 08:05 2 pgs
Fees:13.00 Taxes:287.77
20070820-0098910

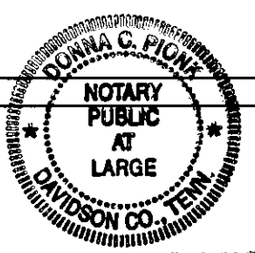
STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand, at office, this 16th day of August, 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