THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26966-08-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $304,000.00. Affiant Subscribed and sworn to before me this 10th day of September, 2007. Notary Public My Commission Expires: GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Bruce M. Pennington, Amanda M. Pennington 5045 Traceway Drive Nashville, TN 37221	**Send Tax Bills To:** Wells Fargo Bank, N.A. P.O. Box 5137 Des Moines, IA 50306	**Tax Information:** Map and Parcel No.: 155160A193.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael B. Daly and wife, Mariah J. Forbes*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bruce M. Pennington and wife, Amanda M. Pennington** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*Daly

This is Improved property located at 5045 Traceway Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of September, 2007.

Michael B. Daly

Mariah J. Forbes Daly

Davidson County DEEDWARR
Recvd: 09/13/07 13:35 2 pgs
Fees:13.00 Taxes:1124.80
20070913-0109970

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael B. Daly and Mariah J. Forbes Daly**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2007.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 229 on the Plan of Traceside, Section Seven as of record in Plat Book 9700, page 423, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael B. Daly, unmarried and Mariah J. Forbes, unmarried by deed dated August 30, 2005 from Daniel J. Kraus and wife, Dina M. Kraus of record in Instrument No. 20050908-0108298, Register's Office for Davidson County, Tennessee. The parties having married and Mariah J. Forbes now being known as Mariah J. Forbes Daly.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Traceside of record in Book 9435, page 493, amended in Book 9677, page 675, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Traceside Homeowners Association, Inc., of record in Book 9668. page 899, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Traceside Homeowners Association, Inc. of record in Instrument No. 20000329-0031451, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Traceside Homeowners Association, Inc. of record in Book 9668, page 894, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, page 423, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Boundry Plan of record as Book 9700, page 705, Register's Office for Davidson County, Tennessee.
8. Easement for waterline of record in Book 9306, page 279, Register's Office for Davidson County, Tennessee.
9. Easement for right of way of record in Book 3533, page 299, Register's Office for Davidson County, Tennessee.
10. Easement for right of way of record in Book 4243, page 685, Register's Office for Davidson County, Tennessee.
11. Easement for utility lines of record in Book 5607, page 882, Register's Office for Davidson County, Tennessee.