Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct.
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/13/07 15:28 3 pgs
Fees:18.00 Taxes:776.63
20071213-0143737

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $209,900.00

Judy P. Graves
Affiant

Subscribed and sworn to before me, this 11th day of December 2007.

Notary Public
My commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Judy C. Graves	SunTrust Mortgage Inc.	522140A04200CO
2521 Pennington Bend Rd. #100	350 North Lake Destiny Rd.	
Nashville TN 37214	Maitland, FL 32751	

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 Oakcrest Properties a general partnership hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Judy C. Graves Trustee of Judy C. Graves Trust dated February 7, 2005 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. 42, on the Plan of Pennington Villas Townhomes, as shown on plat of record in Instrument No. 20040812-0097543, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description and established by Master Deed in Instrument No. 20040811-0097169 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Oakcrest Properties and Phillip A. Smith by deed from Richard Puncochar, doing business as Pennington Partners in Instrument No. 20051230-0157070, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2008 taxes, a lien which are not yet due and payable. 2) All matters shown on Plat recorded in Instrument No. 20040812-0097543. 3) The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Pennington Villas , and recorded in Instrument No. 20040811-0097169, Register's Office for Davidson County, Tennessee. 4) Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Instrument No. 20030929-0143278. 5) Charter of Pennington Villas Homeowner's Association of record in Instrument No. 20040811-0097168.

This property is improved property known as 2521 Pennington Bend Rd. #100, Nashville, Tennessee 37214

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 11th day of December, 2007.

Oakcrest Properties

By: _____
Richard Puncochar, Managing Partner

Phillip A. Smith

By: _____
Richard Puncochar, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Richard Puncochar, with whom I am personally acquainted, and who acknowledged themselves to be the Managing Partner of Oakcrest Properties, a general partnership the within named bargainor, and as such Managing Partner being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Oakcrest Properties.

Witness my hand, at office, this 11th day of December 2007.

_____
Notary Public

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires: 3/29/11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of December, 2007, before me personally appeared Richard Puncochar 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 Phillip A. Smith acknowledged that such person executed the same as the free act and deed of Phillip A. Smith.

_____
Notary Public

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires 3/29/11

FILE NO. WG1758

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.

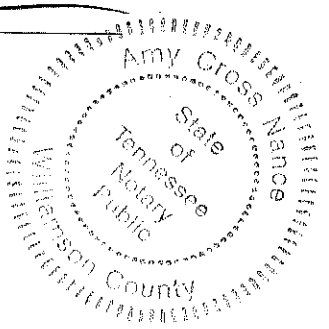
Signature

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.