WARRANTY DEED

ET-07-0595

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,279.00

Donna Selley
Affiant

Subscribed and sworn to before me, this 14th DAY OF December, 2007.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 09-17-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

BEVERLY J. HEATHERLY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP/PARCEL NUMBERS
Donna Selley	Fifth Third Mortgage Company	
1287 Massman Drive (ADDRESS)	10710 Sikes Place, Suite 350 (ADDRESS)	75-6-25.00
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Charlotte, NC 28277 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARTY PENIX, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONNA SELLEY, AN UNMARRIED WOMAN AND SAMANTHA OTREMBA, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 266, HERMITAGE ESTATES, SECTION II, as shown on plat of record in Plat Book 3700, Page 23, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marty Penix by Quitclaim Deed from James L. Deatrick, Jr. executed on December 4, 2007 and recorded in Instrument No. 20071221-0146786, Register's Office of Davidson County, Tennessee. Further being the same property conveyed to James L. Deatrick, Jr. by Trustee's Deed from Aaron Squyres as Successor Trustee and Toney Brasuell as Co-Trustee, recorded on the 21st of November, 2007 in Instrument No. 20071121-0136276, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Nova Lemire and Chris Baysinger, both unmarried, as joint tenants with right of survivorship by Warranty Deed from Grace Thompson recorded on December 19, 2005 in Instrument No. 20051219-0151995, Register's Office for Davidson County, Tennessee.

This is investment property and has never been the principal residence of Marty Penix.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 3700, page 23; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4250 Sweden Drive, Hermitage, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 14th day of December, 2007.

Marty Penix
Marty Penix Owner Agent

Davidson County DEEDWARR
Recvd: 12/21/07 15:26 2 pgs
Fees:13.00 Taxes:496.80

20071221-0146787

STATE OF Tennessee
COUNTY OF Wilson

On this the 10th day of December, 2007, before me personally appeared Marty Penix to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of December, 2007.

Beverly J. Heatherly

Notary Public



My Commission Expires: 09-17-11

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520