Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $158,000.00 .

Meghan A Higby
Affiant

Davidson County DEEDWARR
Recvd: 01/31/08 15:53 2 pgs
Fees:13.00 Taxes:584.60
20080131-0010230

Subscribed and sworn to before me this 30th day of January, 2008.

Notary Public
My Commission Expires 04/22/09

KATHRYN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

08-0006

Address of New Owner:	Send Tax Bills to:	Tax Information:
Meghan A. Higby	SunTrust Mortgage, Inc.	117-11-J
2025 Woodmont Blvd., #345	401 Commerce St., Suite 6100	345.00 CO
Nashville, TN 37215	Nashville, TN 37219	

WARRANTY DEED

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, I, **Robert L. Pennington, Jr., unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Meghan A. Higby, unmarried**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 345, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20040209-0015685, and re-recorded in Instrument No. 20040212-0017074, Register's Office for said County; said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Robert L. Pennington, Jr., unmarried, by deed from The Garden Partners, a Tennessee general partnership, dated January 14, 2005, recorded in Instrument No. 20050121-0008037, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2025 Woodmont Boulevard, #345, Nashville, TN 37215.**

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 this 30th day of January, 2008.

Robert L. Pennington, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Robert L. Pennington, Jr., unmarried**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of January, 2008.

Notary Public

My Commission Expires: 04/22/09

LARRY N WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN