Davidson County DEEDWARR
Recvd: 04/15/08 09:08 2 pgs
Fees:13.00 Taxes:2245.90
20080415-0037934

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 08030232

WILLIAM T. CHAPMAN IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $607,000.00

Affiant

Subscribed and sworn to before me, this 14th day of April, 2008.

Notary Public
My Commission Expires: 11/22/10

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marion L. Messersmith 2700 Wortham Avenue Nashville TN 37215	New Owner	Tax Parcel ID No. 117-2M-1.00CO

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, **Robin C. Penning and wife, Kelly L. Penning and Lewis Baird Graham, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marion L. Messersmith and wife, Mary A. Messersmith**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, SPRINGDALE Condominiums, as established under Master Deed of record in Instrument 20060320-0031496, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed. Being part of the same property conveyed to Robin C. Penning and wife, Kelly L. Penning and Lewis Baird Graham, unmarried by Warranty Deed from James M. S. Summerville, unmarried, recorded on the 8th day of December, 2005 in Instrument No. 20051208-0147525, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2700 Wortham Avenue Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 14th day of April, 2008.

Robin C. Penning

Kelly L. Penning

Lewis Baird Graham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robin C. Penning and Kelly L. Penning, and Lewis Baird Graham, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April, 2008.

Notary Public

My Commission Expires: 11/22/10

