THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 27646-04-2008** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $252,000.00. Affiant Subscribed and sworn to before me this 13th day of May, 2008. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Stephen J. Pennycook Margaret C. Pennycook 103 St. Charles Place Nashville, TN 37212	**Send Tax Bills To:** ORNL Credit Union P. O. Box 365 Oak Ridge, TN 37831	**Tax Information:** Map and Parcel No.: 104060K103.00CO

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, **Anne B. Benincasa Stockstill, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen J. Pennycook and wife, Margaret C. Pennycook** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 103 St. Charles Place, Nashville, TN 37212

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.

Matthew Randall Stockstill joins in this conveyance to convey any and all marital interest he may have in the above described property.

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 13th day of May, 2008.

Anne B. Benincasa Stockstill by Matthew Randall Stockstill, Attorney-in-Fact

Matthew Randall Stockstill

Davidson County DEEDWARR
Recvd: 05/15/08 14:46 2 pgs
Fees:13.00 Taxes:932.40
20080515-0050203

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ~~Anne B. Benincasa~~ *Matthew Randall Stockstill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~she~~ he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of May, 2008.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Notary Public

My Commission Expires:

STATE of Tennessee, COUNTY of Davidson SS:

Before me, the undersigned, of the State and County aforesaid, personally appeared **Matthew Randall Stockstill**, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Anne B. Benincasa Stockstill as her Attorney-in-Fact, and as the free act and deed of the within named Anne B. Benincasa Stockstill.

Witness my hand and official seal, at office in Nashville, Tennessee, this 13th day of May, 2008.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 103, together with the appurtenant interest in the common elements of St. Charles Place Condominium, a horizontal property regime established by Master Deed, of record in Book 6438, page 595, rerecorded in Book 6452, page 864, and amended in Book 6488, page 833, and Book 6539, page 893, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Anthony Benincasa and Anne B. Benincasa, joint tenants with right of survivorship, by deed dated July 7, 2004 from Grant L. Schoenhard as Trustee of the Grant L. Schoenhard Life Insurance Trust dated November 18, 1982, as amended of record in Instrument No. 20040713-0083166, Register's Office for Davidson County, Tennessee. Being further conveyed to Anne B. Benincasa by Quitclaim Deed from Anthony Benincasa of record in Instrument No. 20060214-0017930, said Register's Office. Anne B. Benincasa has since married and is now known as Anne B. Benincasa Stockstill.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of St. Charles Place Condominium Association of record in Book 6457, page 589, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for St. Charles Place Condominium Association, of record in Book 6438, page 595, re-recorded in Book 6452, page 864, amended in Book 6488, page 833, and Book 6539, page 893, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.