(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$186,500.00**

Rebecca L. Gibbons
Affiant

Subscribed and sworn to before me, this 31st day of March, 2009

Notary Public

MY COMMISSION EXPIRES: 9/3/2012
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans: T20090022221 DEEDWARR
Recvd: 04/03/09 11:01 2 pgs
Fees: 13.00 Taxes: 690.05

20090403-0030305

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca L. Gibbons	SunTrust Mortgage Inc.	52-14-A
(NAME)	(NAME)	(MAP)
2521 Pennington Bend Road #202	401 Commerce St., Suite 6100	37.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37214	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Carole Lee Sanders, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Rebecca L. Gibbons, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 37 of Pennington Villas Townhomes, a Horizontal Property Regime located in Nashville, TN, together with Easements as established and described in a Master Deed of record in Instrument No. 20040811-0097169 as amended in Instrument No. 20070928-0115984, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Pennington Villas Townhomes, contained in the Master Deed recorded in Instrument No. 20040811-0097169 as amended in Instrument No. 20070928-0115984, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Phyllis J. Lowery, by deed from Richard Puncochar, of record in Instrument No. 20070815-0097295, Register's Office for Davidson County, TN. The said Phyllis J. Lowery having since died, the property was devised to Carole Lee Sanders under Will of Phyllis J. Lowery, Probate # 09P-1288, Davidson County, TN.

The herein named property is not now, nor has it ever been, the primary principal residence of the herein named Grantor nor her spouse.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 2521 Pennington Bend Road #202, 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 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/our hand(s) this 31st day of March, 2009.

Carole Lee Sanders

Carole Lee Sanders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Carole Lee Sanders with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the within named bargainors, and that she executed the foregoing instrument of her own free will for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 20th day of March, 2009.

Jennifer S. Dunlap
Notary Public

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/19/09