THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09051807** SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 5, 2011	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $865,000.00. Affiant Subscribed and sworn to before me, this 26th day of June, 2009. Notary Public My Commission Expires: 7-5-11

WARRANTY DEED

Address New Owner: David and Jennifer Penson 1944 Edenbridge Way Nashville TN 37215	Send Tax Bills To: New Owner Suntrust Mgt. P.O. Box 79041 Baltimore, MD 21279-0041	Tax Information: Tax Parcel ID No. 15901002000

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, **Maureen P. Malee, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David F. Penson and wife, Jennifer Penson,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Lot 22, PLAN OF HOUND'S RUN, A PLANNED UNIT DEVELOPMENT, as shown on plat of record in Plat Book 6900, Page 167-171, 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 Maureen P. Malee, unmarried, by Warranty Deed from Christy Reed Blackwell and husband, Frank M. Blackwell, recorded December 18, 2006 in Instrument No. 20061218-0155874, in the Register's Office, Davidson County, Tennessee.

This is improved property located at 1944 Edenbridge Way 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 26th day of June, 2009.

Maureen P. Malee

BILL GARRETT, Davidson County
Trans:T20090043323 DEEDWARR
Recvd: 06/29/09 14:41 2 pgs
Fees:13.00 Taxes:3200.50
20090629-0060298

STATE OF Nebraska)
COUNTY OF Lancaster)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maureen P. Malee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2009.

Kirk Schlueter
Notary Public

My Commission Expires: 06/28/2011

