WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,196.77

Marty Penix
Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 09-14-11

(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

ET-09-1418

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marty Penix	Penix & Spicer Real Estate	
121 Brooke Castle Drive	(NAME) 3650 N. Mt. Juliet Rd.	75-8-A-24.00 CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DEBORAH KAY PEARSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARTY PENIX, A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 121, BROOKE CASTLE CONDOMINIUMS, as shown on plat of record in Plat Book 6250, Page 627, corrected in Book 6727, Page 762, as established under Master Deed of record in Book 6519, Page 747, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Deborah Kay Pearson by Warranty Deed from John G. Christiansen, recorded on the 5th day of December 2005, in Instrument No. 20051205-0145771, in the Register's Office of Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 6250, Page 627; Book 6727, Page 762; Book 6519, Page 739; Book 7570, Page 312; Book 7866, Page 374; Book 6519, Page 747; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 121 Brooke Castle Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 July, 2009.

Deborah Kay Pearson
Deborah Kay Pearson

BILL GARRETT, Davidson County
Trans: T20090052145 DEEDWARR
Recvd: 08/03/09 09:47 2 pgs
Fees: 13.00 Taxes: 215.33

20090803-0072243

STATE OF Tennessee
COUNTY OF Wilson

On this the 31st day of July, 2009, before me personally appeared Deborah Kay Pearson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of July, 2009.

Notary Public

My Commission Expires: 04-17-11



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520