BILL GARRETT, Davidson County
Trans: T20090061099 DEEDWARR
Recvd: 09/04/09 12:02 2 pgs
Fees: 13.00 Taxes: 603.10

20090904-0083491

WARRANTY DEED

ET-09-1456

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-17-11
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY

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
Friendship Property	Friendship Property	
333 Plus Park Boulevard (ADDRESS)	333 Plus Park Boulevard (NAME)	96-5-74.00
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (ADDRESS) (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 MARTY PENIX, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FRIENDSHIP PROPERTY MANAGEMENT, INC., 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 Lot 125, WOODBERRY PARK, as shown on plat of record in Plat Book 2133, Page 117, 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 Marty Penix by Warranty Deed from Travis Thompson, recorded on the 4th day of August 2009, in Instrument No. 20090804-0072891, 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 2133, Page 117; Book 2297, Page 194; Book 8956, Page 88: Register's Office for said County.

This is investment property, and has never been the principal residence of Marty Penix.

unimproved ( )
This is improved (X) property, known as 2644 Woodberry Drive, Nashville, Tennessee 37214
(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 lawfu ly 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 August, 2009.

Marty Penix

STATE OF Tennessee
COUNTY OF Wilson

On this the 31st day of August, 2009, before me personally appeared Marty Penix, a married man 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 August, 2009.

Notary Public

My Commission Expires: 8-17-11



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