


This Instrument Prepared by:  
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Davidson County DEEDMAST  
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**FIRST AMENDMENT  
TO THE MASTER DEED ESTABLISHING THE  
THE PENNINGTON VILLAS TOWNHOME OF RECORD IN BOOK 20040811,  
REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE**

THIS FIRST AMENDMENT, executed and made effective this First day of January, 2007 by the Declarant pursuant to paragraph 22 of the Master Deed of record in Instrument 20040811-0097169, Register's Office for Davidson County, Tennessee, hereby amends the said Master Deed, as follows:

1. Paragraph 2 (f) (2) is amended to delete the phrase "and Limited Common Elements"
2. Paragraph 5 of the Master Deed is amended to delete the existing last section of subsection (b) (3) and to substitute a new sentence in its place as follows:  
"All structural repairs, maintenance and replacement of balconies, decks and patios, including the wooden railings enclosing certain balconies, patios and decks, shall be considered to be Limited Common Elements and shall be the responsibility and expense of the Unit Owner benefitting from the use of such deck, patio, or balcony."
3. Paragraph 22 (d) is amended to delete the word "Wilson" in line for and replace it with the word "Davidson".
4. Exhibit A-3 to the Master Deed is amended to delete the work "Sunset" in the

caption.

THIS FIRST AMENDMENT shall in no way be construed to amend, alter, or revise any other provision of the Master Deed. However, to the extent that the terms, condition and provisions of this First Amendment are contrary and conflict with the terms, conditions, and provisions of the Master Deed, the terms, conditions, and provisions hereof shall supersede and control over the terms, conditions, and provisions of the Master Deed.

PENNINGTON VILLAS TOWNHOME OWNER'S ASSOCIATION, INC.

By: Richard J. Ponce

Title: President

STATE OF TENNESSEE }  
COUNTY OF Davidson }

Before me, Kathy W Brawn of the state and county mentioned, personally appeared Richard John Ponce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be President of Pennington Villas Townhome Owner's Association, Inc. and as such President acknowledged that he/she is authorized to execute the foregoing instrument on behalf of the Pennington Villas Townhome Owner's Association, Inc, the within named bargainor, a corporation, and that he/she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him/herself as president.

Witness my hand and seal, at office in Nashville this 25 day of Sept, 2007

Kathy W Brawn  
Notary Public

My Commission Expires

My Commission Expires: Nov. 24, 2007

Notary Seal present,  
but could not be reproduced.

Bill Garrett

Bill Garrett  
Davidson County Register of Deeds