1975

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

TEN AND No/100 DOLLARS

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, E. N. PENNINGTON AND WIFE, ROSE LEE PENNINGTON

have bargained and sold, and by these presents do transfer and convey unto the said RICHARD E. KORNMEYER AND WIFE, MARY JOSEPHINE KORNMEYER

THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 41 ON THE MAP OF VIRGINIA MANOR SUBDIVISION AS OF RECORD IN BOOK 1835, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 41 FRONTS 75 FEET ON THE SOUTHEASTERLY MARGIN OF MORAN DRIVE AND RUNS BACK BETWEEN LINES 158.2 FEET ON THE NORTHEASTERLY LINE AND 169.1 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE, ON WHICH IT MEASURES 55 FEET.

BEING PART OF THE SAME PROPERTY CONVEYED TO E. N. PENNINGTON AND WIFE, ROSE LEE PENNINGTON, BY DEED OF C. A. WHEELER, JR., AND WIFE, ALICE THORNE WHEELER, DATED OCTOBER 5, 1950, OF RECORD IN BOOK 1906, PAGE 151, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD AFFECTING SAID PROPERTY, INCLUDING BUILDING SET-BACK LINES, EASEMENT FOR PUBLIC UTILITIES AND RESTRICTIONS CONTAINED IN OWNER'S CERTIFICATE ON PLAT OF VIRGINIA MANOR OF RECORD IN BOOK 1835, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RICHARD E. KORNMEYER AND WIFE, MARY JOSEPHINE KORNMEYER

THEIR heirs and assigns, forever.

And WE do covenant with the said RICHARD E. KORNMEYER AND WIFE, MARY JOSEPHINE KORNMEYER 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.

And WE, E. N. PENNINGTON AND WIFE, ROSE LEE PENNINGTON

do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said RICHARD E. KORNMEYER AND WIFE, MARY JOSEPHINE KORNMEYER, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 23RD day of MAY 19 51

E. N. Pennington

Rose Lee Pennington

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