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THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ----------$10.00---------

----------TEN AND NO/100--------- **DOLLARS**

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

WE, E. N. PENNINGTON ANDWIFE, ROSE LEE PENNINGTON,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** HOWELL WARNER LEHNING, JR. AND WIFE, CAROLYN D. LEHNING, 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. 404 ON THE PLAN OF DUGGER HEIGHTS, SECTION 4, AS OF RECORD IN BOOK 2083, PAGE 86, REGISER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 404 IS DESCRIBED AS BEGINNING AT A POINT IN THE WESTERLY MARGIN OF EASTLAND AVENUE, THE COMMON FRONT CORNERS OF LOTS 402 AND 404 ON SAID PLAN; THENCE IN A WESTERLY DIRECTION 156.6 FEET TO APOINT; THENCE IN A NORTHERLY DIRECTION, 170 FEET TO A POINT IN THE SOUTHERLY MARGIN OF CARTER STREET; THENCE EASTERLY ALONG THE SOUTHERLY MARGIN OF SAID STREET, 112 FEET TO A POINT, WHICH IS THE BEGINNING OF A CURVE WITH A RADIUS OF 25 FEET; THENCE AROUND SAID CURVE, 39.3 FEET TO A POINT IN THE WESTERLY MARGIN OF EASTLAND AVENUE; THENCE SOUTHERLY ALONG THE WESTERLY MARGIN OF EASTLAND AVENUE, 102.8 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO E. N. PENNINGTON BY DEED FROM STERLING HOMES, INC. OF RECORD IN BOOK 2537, PAGE 481, SAID REGISTER'S OFFICE.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said HOWELL WARNER LEHNING, JR. AND WIFE, CAROLYN D. LEHNING, THEIR _____ **heirs and assigns, forever.**

And WE **do covenant with the said** HOWELL WARNER LEHNING, JR. AND WIFE, CAROLYN D. LEHNING, **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** HOWELL WARNER LEHNING, JR. AND WIFE, CAROLYN D. LEHNING, THEIR **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness OUR **hand** S **this** 15TH **day of** JANUARY, **19** 57

E. N. Pennington

Rose Lee Pennington

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Tom Glascock, **a Notary Public in and for said County and State the within named** E. N. PENNINGTON AND WIFE, ROSE LEE PENNINGTON,

the bargainor, with whom I am personally acquainted, and who acknowledged that THEY **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office, this 15TH **day of** JANUARY, **19** 57

Commission expires JULY 24, 1957

Tom Glascock
Notary Public

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