For and in consideration of the sum of $ 10.00

----------TEN AND NO/100THS----------DOLLARS

cash in hand paid by JAMES S. PENNY and wife, CLARICE C. PENNY, and other good and valuable consideration, the receipt of which is hereby acknowledged,

DWIGHT M. HANAWALT and wife, MARGARET H. HANAWALT

have bargained and sold, and by these presents do transfer and convey unto the said JAMES S. PENNY and wife, CLARICE C. PENNY, 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. 46 of Block "F" in Bransford Realty Company's Subdivision of Lots Nos. 6, 7, 9, to 19 inclusive and part of Lot No. 8 of Whitland Realty Company's Subdivision, as of record in Book 547, Page 33, Register's Office for said County.

Said Lot No. 46 fronts 60 feet on the westerly side of Carden Avenue and runs back between parallel lines, 200 feet, more or less, to a dead line.

Being the same property conveyed to DWIGHT M. HANAWALT by deed from RUTH VANCE KILLEBREW and husband, GEORGE W. KILLEBREW of record in Book 1579, Page 53, said Register's Office and a one-half interest conveyed by DWIGHT M. HANAWALT to his wife, MARGARET H. HANAWALT, to create an estate by the entireties by deed recorded in Book 2272, Page 120, 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 JAMES S. PENNY and wife CLARICE C. PENNY, their heirs and assigns, forever.

And we do covenant with the said JAMES S. PENNY and wife CLARICE C. PENNY 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, except 1959 taxes pro-rated and assumed by the purchaser.

And we, DWIGHT M. HANAWALT AND wife MARGARET H. HANAWALT do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES S. PENNY and wife CLARICE C. PENNY their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of May, 1959

Margaret H. Hanawalt Dwight M. Hanawalt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J C Register, a Notary Public in and for said County and State, the within named DWIGHT M. HANAWALT and wife, MARGARET H. HANAWALT the bargainors, 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 Nashville, Tennessee, this 27 day of May, 1959

Commission expires May 5, 1962

J C Register
Notary Public

J. C. REGISTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED ($18,000.00)

FROM Dwight M. Hanawalt et ux

TO James S. Penny et ux

54383

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

REGISTER'S OFFICE STATE OF TENNESSEE DAVIDSON COUNTY Received for Record the 29 day of May A.D. 1959 at 11:27 A.M. and recorded in Book 2289 Page 239

Book 2289 Page 239