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TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

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

Ten and no/100 ---------- DOLLARS

Cash and other good and valuable considerations in hand paid by the grantees herein, the receipt of which is hereby acknowledged; and the assumption of a balance of a note secured by a deed of trust of record in Book 2391, page 431, Register's Office for Davidson County, Tennessee.

WE, LESTER H. PARKER AND WIFE, NANCY PARKER

have bargained and sold, and by these presents do transfer and convey unto the said James B. Pennington and wife, Marie R. Pennington, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being two separate tracts of land which however adjoin and front together on the northerly side of Kenmore Place, formerly Warner Avenue, and being the east 50 feet of the south 200 feet of Lot No. 82 and the west 85 feet of the south 200 feet of Lot No. 83 on the Map of Kenmore Place, as of record in Book 332, pages 32 and 33, Register's Office for said County, and a tract marked "Reserved, No buildings permited," shown on the Plan of Kenmore Court Subdivision, as of record in Book 1835, page 113, said Register's Office, and all described together according to the plan in Book 1835, page 113, said Register's Office, as follows: BEGINNING at a concrete monument in the north margin of Kenmore Place, at the beginning of a curve into Kenmore Court; thence with the margin of Kenmore Place, South 86°52' East 75 feet to a point; thence North 3°12' East 200 feet to the south line of Lot No. 10 on said Kenmore Court Subdivision; thence with the south line of the same North 86°52' West 93.3 feet to the east margin of Kenmore Court; thence with the margin of Said Court, southerly 109.85 feet to a concrete monument, and continuing with the margin of said Court, along a slight curve, 69.51 feet to the beginning of a curve; thence around said curve, southeasterly 34.15 feet to the point of beginning

Being the same property conveyed to Lester H. Parker and wife, Nancy Parker, by deed from Kenneth Ray Parker and wife, as of record in Book 2696, page 479, 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 B. Pennington and wife, Marie R. Pennington, their heirs and assigns, forever.

And we do covenant with the said James B. Pennington and wife, Marie R. Pennington 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 as herein stated

And we, Lester H. Parker and wife, Nancy Parker 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 B. Pennington and wife, Marie R. Pennington, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of July, 1960.

x Lester H Parker

x Nancy B. Parker

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Oscar W. Green, a Notary Public in and for said County and State, the within named Lester H. Parker and wife, Nancy Parker the bargainer S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 1960.

My commission expires August 25, 1963

Oscar W. Green
Notary Public

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