This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

ATC 156538

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
117-2-72 PW	Mr/Mrs Jerry O. Penix	First Federal Savings & Loan Fourth & Union Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
7DA-22760	3004 New Natchez Tract	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

CARL RICHARD SHORT and wife, FRANCES SHORT

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JERRY O. PENIX and wife, DIANE L. PENIX

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 14 of Block 6 on the Map of Stokes Tract, as of record in Book 974, page 24.

Said Lot No. 14 fronts 75 feet on the easterly side of New Natchez Trace and extends back between lines, 159 feet on the northerly line and 173.9 feet on the southerly line, to a broken line in the rear, measuring 75 feet more or less thereon.

Being the same property conveyed to Carl Richard Short and wife, Frances Short, by deed from Katherine Stewart Orr, as of record in Book 4248, page 176.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 30 day of April, 1970.

Carl Richard Short

Carl Richard Short

Frances Short

Frances Short

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4415 PAGE 122

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

Carl Richard Short and wife, Frances Short

the bargainor(s), 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, the 30 day of April, 1970.

My commission expires: APR 23 1973

_____
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,
this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF April 19 70

MY COMMISSION EXPIRES: APR 23 1973 (AFFIX SEAL) Notary Public

A 76350

IDENTIF. REFERENCE

MAY 4 3 16 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-4 70	CONV	21,000.00			
MAY-4 70	S'TAX		A*	54.60	
MAY-4 70	PR'FEE		A*	.50	
MAY-4 70	W'DEED		A*	3.00	* 58.10

WARRANTY DEED
REF:mas

FROM CARL RICHARD SHORT AND WIFE

TO JERRY O. PENIX AND WIFE

REAU E. FOLK, JR. ATTY
Nashville, Tennessee

$21,000.00

Please mail to: Dr. Jerry O. Penix, 921 A Bresslyn Road, Nashville, Tenn. 37205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public