DEED PREPARED BY JAMES R. McKINNEY, ATTORNEY, MADISON, TENNESSEE

ADDRESS NEW OWNERS: WILLIAM PENKAVA ET UX, VIRGINIA PENKAVA

BOOK 1444 PAGE 923

MAP 26-15
par. 17-18
PW

WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____

SEND TAX NOTICES TO: Suburban Realty Co.,

ADDRESS: Suite 200 Professional Bldg., Madison, Tennessee 37115

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

---------- DOLLARS, cash in hand paid, receipt of which is hereby acknowledged and other good and valuable considerations,

WE, E. C. CHANCE AND WIFE, MALINDA E. CHANCE, hereinafter called the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM PENKAVA AND WIFE, VIRGINIA PENKAVA, hereinafter called the GRANTEES, THEIR a one-fourth undivided interest in heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Two tracts of land in the Davidson County, Tennessee, and described as Tracts I and II of the Thomas S. Burnette, Sr., lands, according to a survey made July 11, 1960, by William Collier Parrish Associates, Engineers, and described as follows:

TRACT I: Being Tract No. 1 on the Thomas S. Burnette, Sr., lands, according to a survey made July 11, 1960, by William Collier Parrish Associates, Engineers, as follows:

BEGINNING at an iron stake in the easterly margin of Gallatin Road, the common corners of Tract Nos. 1 and 2; thence North 46° 46' East 35.14 feet to a concrete monument; thence North 42° 26' West 6.0 feet to a concrete monument; thence North 47° 52' East 123.3 feet to an iron stake; thence South 51° 50' East 290.0 feet to an iron stake; thence South 39° 03' West 164.0 feet to an iron stake; thence with the line between said Tracts Nos. 1 and 2, North 50° 38' West 306.10 feet, to the point of beginning, and containing 1.1 acres, more or less

TRACT II: BEGINNING AT an iron stake in the easterly margin of Gallatin Road, being the common corner of Tracts No. 2 and No. 1; thence along the line between Tract No. 1 and Tract No. 2, South 50° 38' East 306.10 feet to an iron stake at the corner of Tract No. 2 and Tract No. 1,

TRACT II (Continued)

being a point in the westerly line of Tract No. 3; thence along the line between Tracts No. 2 and No. 3, South 39° 03' West 250 feet to a point in the northerly margin of Northside Drive and being a common corner of Tracts No. 2 and No. 3; thence in a westerly direction along the northerly margin of Northside Drive and around a slight curve having an angle of 15° 34' 83 feet to a point; thence continuing on the northerly margin of Northside Drive, North 44° 37' West 221.75 feet to a point, being the beginning of a curve; thence around said curve having an angle of 90° 48' 39.62 feet to a point on the easterly margin of Gallatin Road; thence along the easterly margin of Gallatin Road, North 46° 11' East 41.58 feet to a concrete monument; thence continuing on the easterly margin of Gallatin Road, North 45° 48' East 153.6 feet to the point of beginning.

BEING part of the same property conveyed to Homer E. Chance and Hubert L. Baker by deed from William E. King and wife, Rosetta A. King, of record in Book 4399, page 798, 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 GRANTEES, THEIR heirs and assigns, forever.

And WE do covenant with the said GRANTEES, 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, THE GRANTORS do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, THEIR heirs and assigns against the lawful claims of all persons whomsoever.

Witness OUR hand S this 9th day of September, 19 70

Witness

STATE OF TENNESSEE
DAVIDSON County.

BOOK 4444 PAGE 925

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named E. C. CHANCE AND MALINDA E. CHANCE

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 MADISON, Tennessee, this 9 day of SEPT -, 1970.

Homer E. Grace, Notary Public

Commission Expires OCT-28-72

STATE OF _____
County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

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

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

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
_____ County

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

and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

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

My commission expires _____

_____
Notary Public

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 23,500.00.

Affiant Hubert L Baker.

Subscribed and sworn to before me
this 9 day of Sept-, 1970.

Bonnie E. Chance
NOTARY PUBLIC

My Commission Expires: Oct 28-72.

Please mail to
Hubert L Baker
Suite 220 Parkwood Bldg
Madison, Tenn

WARRANTY DEED

FROM

E. C. CHANCE ET UX

TO

WILLIAM PENKAVA ET UX,
VIRGINIA PENKAVA
A ONE-FOURTH (1/4) UNDIVIDED
INTEREST

89742

IDENTIF. REFERENCE

Sep 11 3 16 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Madison Title Company
MADISON, TENNESSEE

SEP 11 70	CONV	23,500.00			
SEP 11 70	S'TAX		A*	61.10	
SEP 11 70	PR'FEE		A*	.50	
SEP 11 70	W'DEED		A*	6.00	* 67.60