WARRANTY DEED

BOOK 4479 PAGE 328

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Thomas A. Wiseman Jr. etux (NAME)	same (NAME)	OH-1895 Map 132-11
4412 Franklin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 52
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Forty Seven Thousand Five Hundred and No/100

----------($47,500.00)---------- *Dollars,*

cash in hand paid the receipt of which is hereby acknowledged,

we, Thomas Guy Pennington and wife, Phyllis Pennington

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas A. Wiseman Jr. and wife, Emily M. Wiseman, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 6 on the Map of Elysian Fields, Section 1, of record in book 1424, page 81, Register's Office for said County.
Said lot No. 6 fronts 200 feet on the east side of Franklin Pike and runs back between lines, 453.6 feet on the north line and 500 feet on the south line to a dead line in the rear, which is a broken line, on which it measures 211.1 feet.
Being the same property conveyed to Thomas Guy Pennington by deed from Edna S. Pennington, of record in book 2734, page 453, Register's Office for said County.

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon,
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 47,500.00

Affiant

Subscribed and sworn to before me, this the 28th day of January 1971

Notary Public

My commission expires: My Commission Expires April 21, 1971

This is improved ( ) unimproved ( ) property, known as 4412 Franklin Road Nashville Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Thomas A. Wiseman Jr., and wife, Emily M. Wiseman, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Thomas A. Wiseman Jr., and wife, Emily M. Wiseman, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 28th *day of* January, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas A. Wiseman

Phyllis Pennington

BOOK 1479 PAGE 329

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible] *a Notary Public in and for said County and State,* Thomas Guv Pennington and wife, Phyllis Pennington

*the within named 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 Davidson COunty *Tennessee this* [illegible] *day of* [illegible], *19*[illegible]

[illegible] *Notary Public*

Commission expires [illegible]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

FEB 12	CONV	47,500.00			
FEB 12	S'TAX		A*	123.50	
FEB 12	PR'FEE		A*	.50	
FEB 12	W'DEED		A*	3.00	* 127.00

WARRANTY DEED

FROM
Thomas Guv Penning and wife

TO
Thomas A. Wiseman and wife

B 0 4 5 7 3

IDENTIF. REFERENCE

FEB 12 10 26 AM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE