FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 34,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF JANUARY, 1978

Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Garner (NAME)	Baker Mortgage Corporation (NAME)	MAP 61-14
3814 Hilltop Avenue (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, N.E. (STREET ADDRESS)	PARCEL 98
Nashville, Tn 37216 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	15DZ05475

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Larry W. Pennington et ux Jacqueline H. Pennington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Garner et ux Louise M. Garner

HEREINAFTER CALLED THE GRANTEES, 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. 13 on the plan of Baxter Heights, of record in Book 2083, page 94, Register's Office for said County.

SAID Lot No. 13 fronts 133.28 feet on the southerly margin of Hilltop Avenue and extends back 152.98 feet on the easterly line, which is a broken line, and 144.73 feet on the westerly line to a dead line in the rear, measuring 95 feet thereon.

BEING the same property conveyed to Larry W. Pennington and wife, Jacqueline H. Pennington by deed from Donald R. O'Guin and wife, Catherine Regenia O'Guin of record in Book 4920, page 297, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 3814 Hilltop Avenue (House Number) (Street) Nashville, Tn 37216 (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 12TH day of JANUARY, 19 78

Larry W. Pennington

Larry W. Pennington

Jacqueline H. Pennington

Jacqueline H. Pennington

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry W. Pennington et ux Jacqueline H. Pennington

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 12TH day of JANUARY 1978

Commission expires 9-8-79

Notary Public

STATE OF TENNESSEE
Davidson 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

WARRANTY DEED

FROM
Larry W. Pennington

TO
James R. Garner

E 46206

IDENTIF. REFERENCE

JAN 16 10 54 AM '78

FELIX T. [illegible] REGISTER
DAVI[illegible]SON

JAN 16 78	CONV	34,000.00			
JAN 16 78	S'TAX		B*	88.40	
JAN 16 78	PR'FEE		B*	.50	
JAN 16 78	W'DEED		B*	4.00	* 92.90

Connie

Row 1, Box 8

WILKINS, ADAMS & WEEMS, ATTORNEYS
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1100 Fidelity Federal Building
Nashville, Tennessee 37219