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IDENTIF. REFERENCE

MAY 1 12 50 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

BOOK 5740 PAGE 135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,382.13

Newton Douglas Goodwin
Affiant

Subscribed and sworn to before me, this the 27th day of April, 1981.

Elaine M. Youngblood
NOTARY PUBLIC

My Commission Expires: 1-18-82

THIS INSTRUMENT PREPARED BY:
ELAINE M. YOUNGBLOOD, Attorney, 311 Plus Park Blvd., Nashville, Tn. 37217

Address of New Owner	Send Tax Bills to:	Map-Parcel-Number
KENNETH R. PENNY 3233 Towne Village Rd. Nashville, Tenn. 37013	Commerce Union Bank P. O. Box 2546 Nashville, Tenn. 37219	Field Bk.#2D70034 Map # 150-11-37

For and in consideration of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, NEWTON DOUGLAS GOODWIN, and wife, PHYLLIS A. GOODWIN, hereinafter called the Grantors, have bargained, and sold, and by these presents do transfer and convey unto, KENNETH R. PENNY, hereinafter called the Grantee, his 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. 130 on the Plan of Towne Village of the Country, Section II, as of record in Book 5200, pages 176 and 177, said Register's Office.

Said Lot No. 130, being a corner lot fronts 80.76 feet on the southerly margin of Towne Village Road and fronts 60 feet on the westerly margin of Mapleridge Drive, said frontages being joined by a curve measuring 35.23 feet. The westerly line of said Lot No. 130 extends back 111.27 feet and intersects the southerly line which measures 131.79 feet thereon.

This conveyance is made subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions and easements, if any, related to the hereinabove described property, but only to the extent that they are still in effect, shown of record in hereinabove mentioned County and State, and to all zoning laws, regulations, and ordinances of municipal and/or governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

3424 05/01 153.14- CHECK

Said property is conveyed subject to and in assumption by Grantee, of the payment of a Promissory Note executed by Grantor, in favor of Commerce Union Bank on July 23, 1980, said note being secured by a Deed of Trust executed by Grantors herein in favor of said J. G. Palmer Mortgage Company, on July 23, 1980, and recorded in the Register's Office of Davidson County, Tennessee, on or about the 23rd day of July, 1980.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, his heirs and assigns and forever, we, Grantors, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple have a good right to convey it, and that the same is unencumbered unless otherwise herein set out; and we do here further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever. 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.

WITNESS our hands, this the 27th day of April, 1981.

GRANTORS:

Newton Douglas Goodwin — Phyllis A. Goodwin

NEWTON DOUGLAS GOODWIN — PHYLLIS A. GOODWIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, on this day, personally appeared, NEWTON DOUGLAS GOODWIN, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on this the 27th day of April, 1981.

Elaine M Youngblood
NOTARY PUBLIC

My Commission Expires: 1-18-82

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, on this day, personally appeared, PHYLLIS A. GOODWIN, known to me to be the person whose name is subscribed to the foregoing instrument and she acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on this the 27th day of April, 1981.

Elaine M Youngblood
NOTARY PUBLIC

My Commission Expires: 1-18-82

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5740 PAGE 137

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			56382.13- CO	
			146.64 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 153.14-	
3424A05/01/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63999

IDENTIF. REFERENCE

MAY 1 12 50 PM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 819801