Prepared by:
Gail Pigg, Attorney
One Commerce Place
Nashville, TN 37239

WARRANTY DEED

BOOK 5789 PAGE 489

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ann S. Penuel	Lumbermen's Investment Corp.	104-11
(NAME:) 2700 Barton Avenue	(NAME) 12th & Colorado P. O. Box 40	#164
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Austin, TX 78767	24W-7170
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No /100 ($10.00)----------

----------*Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Lumbermen's Investment Corporation, secured by a deed of trust of record in Book 5242, page 463, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

SHARON M. ROUTSON (UNMARRIED)

have this day bargained and sold, and do hereby transfer and convey unto the said

ANN S. PENUEL

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, page 7, Register's Office for said County.

Said Lot No. 30 fronts 75.3 feet on the northerly margin of Barton Avenue and extends back 185.0 feet on the easterly line and 185.5 feet on the westerly line along the easterly margin of an alley to a dead line at another alley in the rear, measuring 83.3 feet thereon.

Being the same property conveyed to Ronald Wade Routson and wife, Sharon M. Routson, by deed from Steven Ross Walker, of record in Book 5242, page 461, said Register's Office, the said parties having since divorced and Ronald Wade Routson having quitclaimed his interest to Sharon M. Routson, of record in Book 5456, page 159, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58,000.00

Subscribed and sworn to before me, this the 27th day of August 19 81

Affiant Ann S. Penuel

My commission expires: 1/20/85 (Affix Seal)

Notary Public Gail Pigg

unimproved ( )
This is improved (X) property, known as 2700 Barton Avenue, 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 thereto belonging, to the said Grantees 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, except for 1981 taxes; deed of trust in Bk.5242,p.463;

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 27th *day of* August *19* 81 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sharon M. Routson
Sharon M. Routson

08/31 12:55 PM

5637

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* Sharon M. Routson,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 26th *day of* August, *19* 81

Gail Pigg
Notary Public

Commission expires 1/20/85

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 .....

WARRANTY DEED

FROM

Sharon M. Routson

TO

Ann S. Penuel

G 57975

IDENTIF. REFERENCE

AUG 31 1 20 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5789 PAGE 491

FOR _____

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
			58000.00-	CO
			150.60	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	157.30-
5637A	08/31/81		BAL	.09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 5 7 9 7 5

IDENTIF. REFERENCE

AUG 31 1 20 PM '81

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

No. 841227