FORM NO. WD-1

BOOK 5930 PAGE 571

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } SUMNER

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

$77,962.99

Thomas C Penick Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 1982.

Notary Public

MY COMMISSION EXPIRES: 4/17/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. Penick, Jr. (NAME)	Commerce Union Bank (NAME)	18-11-17
204 Engel Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	GO-12541
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

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, HAROLD M. SPEAR, JR. and wife, KATHY L. SPEAR,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS C. PENICK, JR. and wife, ELIZABETH C. PENICK,

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:

BEING Lot No. 33, Connell Estates, Section II, as of record in Book 2900, Page 130, Register's Office for Davidson County, Tennessee, as follows: Said Lot No. 33 fronts 200 feet on the southerly side of Engel Avenue and runs back between lines 155 feet on the easterly line and 304.9 feet on the westerly line, to a dead line in the rear upon which it measures 194.6 feet.

BEING the same property conveyed to the within named Grantors by deed of record in Book 5724, Page 197, RODCTN.

THIS conveyance is subject to all restrictions and easments of record, RODCTN.

AS part of the consideration herefore is the assumption of one certain trust deed, dated 5/3/74, filed for record on 5/6/74, in Book 4812, Page 598, RODCTN, and note of even date thereby secured, in the original principal amount of $39,800.00 payable to Commerce Union Bank, which debt the named Grantees do hereby assume and agree to pay as part payment of the purchase price; and

AS part of the consideration herefore is the assumption of one certain trust deed, dated 3/20/81, filed for record on 4/2/81, in Book 5728, Page 350, RODCTN, and note of even date thereby secured, in the original principal amount of $22,750.00 payable to Cecil Miller and wife, Aggie Miller, and being subordinate to the trust deed of record in Book 5805, Page 913, RODCTN, by Subordination Agreement of record in Book 5805, Page 908, RODCTN, which debt the named Grantees do hereby assume and agree to pay as part payment of the purchase price; and

AS part of the consideration herefore is the assumption of one certain trust deed, dated 8/31/81, filed for record on 10/13/81, in Book 5805, Page 913, RODCTN, and note of even date thereby secured, in the original principal amount of $20,472.22 payable to the Bank of Goodlettsville, which debt the named Grantees do hereby assume and agree to pay as part payment of the purchase price.

CONTINUED ON REVERSE:

This is ( ) unimproved (XX) improved property, known as 204 Engel Avenue, Goodlettsville, TN 37072
(House Number) (Street) (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 hands this 27th day of August, 1982.

HAROLD M. SPEAR, JR.: Harold M. Spear Jr.

KATHY L. SPEAR: Kathy L. Spear

STATE OF TENNESSEE
Davidson County
Sumner

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

Harold M. Spear, Jr. and wife, Kathy L. Spear

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 Hendersonville, Tennessee, this 27th day of August 1982.

Commission expires 4/17/83

W. K. Georgas, Jr. 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

CONTINUED: Harold M. Spear, Jr. is one in the same person as Harold M. Spears, Jr. Kathy L. Spear and Kathy L. Spears and Cathy L. Spear and Cathy L. Spears is one in the same person.

6081 08/30/82 08:31 AM

H 0 6 2 8 2

IDENTIF. REFERENCE

Aug 30 8 31 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

HAROLD M. SPEAR, JR. et ux

TO

THOMAS C. PENICK, JR. et ux

REGISTER, PLEASE RETURN TO:

W. K. Georgas, Jr.
101 Cumberland Avenue - Suite 103
Madison, TN 37115

SERVICE TITLE
Of Middle Tennessee, Inc.
101 CUMBERLAND AVENUE, MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5930 PAGE 573

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

77962.99- CO
202.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 209.30-
6081A08/30/82 BAL. .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 6 2 8 2

IDENTIF. REFERENCE

Aug 30 8 31 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 899345