THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jeffrey E. Pennig 145 50th Ave. No. Nashville, TN. 37209	City Mortgage Services 404 BNA Drive, Suite 201 Nashville, TN. 37217	MAP 103-3 PARCEL 216 25W-9270

WARRANTY DEED

BOOK 6394 PAGE 328

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, NIKI E. DePALMA, now known as NIKI E. DePALMA CHANEY and husband LARRY CHANEY hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JEFFREY E. PENNIG and wife, CYNTHIA D. PENNIG hereinafter called the Grantee, Grantee's 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. 4 on the plan of J. G. Edwards Subdivision, of record in Book 1835, page 17, Register's Office for said County.

SAID Lot No. 4 fronts 50 feet on the westerly margin of 50th Avenue, North, and extends back between parallel lines 150.15 feet to a dead line.

BEING the same property conveyed to Niki E. DePalma by deed from Blair Realtors, Inc., of record in Book 5968, page 657, Register's Office for Davidson County, Tennessee.

153571

IDENTIF. REFERENCE

Oct 2 11 14 AM '84

FEE [illegible] REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 145 50th Ave. North, Nashville, TN. 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 28th day of September, 1984.

Niki E. DePalma Chaney
Niki E. DePalma Chaney

Larry Chaney
Larry Chaney

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of September, 1984, before me personally appeared Niki E. DePalma Chaney and Larry Chaney, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 4/19/87

Wm. C. Caldwell
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6394 PAGE 329

The actual consideration or value, whichever is greater, for this transfer is $ 49,000.00.

Jeffrey E Penning
Affiant

Subscribed and sworn to before me, this the 28th day of September, 1984.

My Commission Expires: 4/19/87

Notary Public

WARRANTY DEED

from:

Niki E. DePalma, now known as
Niki E. DePalma Chaney, et vir

to:

JEFFREY E. PENNIG, et ux

Return to: cg

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6394 PAGE 330

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

49000.00- CAMT.
127.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 133.90-
5172A10/02/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 3 5 7 I

IDENTIF. REFERENCE

OCT 2 11 14 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0073572