THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
L & R 806 46th Avenue North Nashville, TN 37209	same	Map 91-16 Parcel 328

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

We, Gary Pennington and wife, Elaine Pennington

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

L & R, a Tennessee partnership

hereinafter called the Grantee(s), 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. 6 of Block 25 on the Plat of Charlotte Park Company's Second Addition to Nashville of record in Plat Book 57, pages 160 & 161, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the southerly margin of Elkins Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Gary Pennington and wife, Elaine Pennington by deed from First American Bank of Nashville of record in Book 6109, page 867, Register's Office for Davidson County, Tennessee.

Taxes for the year 1986 are prorated and assumed by the Grantee herein.

This is ( ) unimproved
(x) improved property at 3911 Elkins Avenue, 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 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 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 19 day of August, 1986.

Gary Pennington
GARY PENNINGTON

Elaine Pennington
ELAINE PENNINGTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary Pennington and Elaine Pennington the within named 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 19TH day of August, 1986.

My Commission Expires:
7-31-89

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00.

AFFIANT

Subscribed and sworn to before me this 19TH day of August 1986.

My Commission Expires:
7-31-89

NOTARY PUBLIC

33879

TENTH-TENNESSEE

Aug 21 9 56 AM '86

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6955 PAGE 644

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

16000.00- CAMT.
44.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 51.30-
2683A08/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

338 17 8

IDENTIFICATION

AUG 21 9 56 AM '86

DAVIDSON COUNTY

No. 285703