#5635 File Box 38

WARRANTY DEED

BOOK 7129 PAGE 168

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee
MORTGAGEE AND

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PAUL R. PENINGER (NAME)	CITY FED MORTGAGE COMPANY (NAME)	Map 150-7
3144 Country Meadow Road (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	Parcel 109
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	F.B.#2D73138

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, CHARLES S. STEWART and wife, CAROLE M. FERNANDEZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL R. PENINGER and wife, MARIA M. PENINGER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 105 on the Plan of Re-Subdivision of lots 102, 103, 104, 105 of "The Country-Section 4-A", as of record in Plat Book 5190, page 360, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles S. Stewart and wife, Carole M. Fernandez by deed from Kenneth N. Scarboro and wife, Sharon Scarboro of record in Book 5833, page 497, said Register's Office.

The said Charles S. Stewart and Charles Shelby Stewart being one and the same person.

This conveyance is subject to: (1) 1987 Taxes which have been prorated and assumed by the Grantees herein; (2) Restrictions in Book 5404, page 770; and (3) All matters appearing on the Plan of record in Plat Book 5190, page 360, said Register's Office.

FEB 6 8 16 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

91060

This is improved (XX) unimproved ( ) property, known as 3144 Country Meadow Road, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of January, 1987

Charles S. Stewart
CHARLES S. STEWART
by Stan Davidson
Attorney-in-fact

Carole M. Fernandez
CAROLE M. FERNANDEZ
by Stan Davidson
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF _____

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

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE:
COUNTY OF Williamson

On this 30th day of January, 1987, before me personally appeared Stan Davidson, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Charles * S. Stewart and wife, Carole M. Fernandez, and acknowledged that he executed same as the free act and deed of the said Charles S. Stewart and wife, Carole M. Fernandez.

Witness my hand and seal, at office in Brentwood, Tennessee, this 30th day of January, 1987.

* The said Charles S. Stewart and Charles Shelby Stewart being one and the same person.

_____ Notary Public

NOTARY PUBLIC AT LARGE

My commission expires: 1/10/84

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,500.00

_____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 19 87.

MY COMMISSION EXPIRES: 1/10/84 (AFFIX SEAL) _____ Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM: CHARLES S. STEWART and wife, CAROLE M. FERNANDEZ

TO: PAUL R. PENINGER and wife, MARIA M. PENINGER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____

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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

04500.00- CAMT.
236.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 243.10-
7409A02/06/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91060

IDENTIFICATION REFERENCE

FEB 6 8 16 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 42838