FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

John Blackwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 19 87

Notary Public

MY COMMISSION EXPIRES: 1/10/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 VULTEE BOULEVARD - NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Blackwell	CITYFED MORTGAGE COMPANY	MAP 150-7
(NAME)	(NAME)	
3412 Doriswood Court	125 Belmont Drive	PARCEL 430
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Somerset, New Jersey 08873	2D-74335
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Maria Morrow Peninger and husband, Paul R. Peninger (formerly Maria Morrow) HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Blackwell, unmarried

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.

Land in Davidson County, Tennessee, being Lot No. 35-B, of Zone Lot Division, Lot No. 31 and 35, Lakeshore Woods, Section 3, of record in Book 6250, page 77, said Register's Office.

Said Lot No. 35-B fronts 16.32 feet on the northerly side of Doriswood Court and runs back 140.76 feet on the northeasterly line and 137.38 feet on the southerly line to a line in the rear which measures 64.68 feet thereon.

Being the same property conveyed to Maria Morrow, a single person (now Maria Morrow Peninger) by deed from Tenzim Properties, Inc. of record in Book 6364, page 345, Register's Office Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6230, page 385, Plat Book 6250, page 77, Book 6063, page 351, and Book 6112, page 546 Register's Office for said County.

Paul R. Peninger, husband of the within named Maria Morrow Peninger, joins in this conveyance for the sole purpose of conveying any and all right and title he may have in subject property, especially his marital rights.

unimproved ( )
This is improved (X) property, known as 3412 Doriswood Court, Antioch, TN 37013
(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 my hand this 5th day of February, 1987

Maria Morrow Peninger

Paul R. Peninger

CHECK 82/10 174.22

8565

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maria Morrow Peninger ~~and husband, Paul R. Peninger~~

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at 1187 Vultee Boulevard, Tennessee, this 5th day of February, 1987.

Commission expires 1/10/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Feb 10 8 20 AM '87

IDENTIFICATION REFERENCE

921

WARRANTY DEED

FROM
CITYFED MORTGAGE COMPANY

TO
John Blackwell

RETURN TO:
CUMBERLAND TITLE COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul R. Peninger, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained, Witness my hand and official seal at ~~1187 Vultee Boulevard~~, Nashville, Tennessee, this 5th day of February, 1987.

Commission expires 10/25/87

Notary Public

FILE BOX 2

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

RECEIVED OF _____

FOR _____

BOOK 7132 PAGE 472

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

59000.00- CANT.
167.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 174.20-
B59CR02/10:07 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92100

IDENTIFT REFERENCE

FEB 10 8 20 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 43956