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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Richard W. Cardin 1025 Percy Warner Boulevard Nashville, TN 37205	Dominion Bankshares Mortg. Corp 11350 Random Hills Rd., Suite 350 Fairfax. VA. 22038	MAP 129-8 PARCEL 53 07DZ-36059

BOOK 7218 PAGE 646

WARRANTY DEED

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, William L. Penny and wife, Linda B. Penny hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Richard W. Cardin and wife, Nancy Cardin 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. 277 on the plan of Warner Park Valley, Section I, of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

SAID Lot No. 277 fronts 100.0 feet on the northwesterly margin of Percy Warner Boulevard and extends back 150.0 feet on the northeasterly line and 156.29 feet on the southwesterly line to a dead line in the rear, measuring 100.20 feet thereon.

Being the same property conveyed to William L. Penny and wife, Linda B. Penny by deed from Timothy M. Chan and wife, Mary K. Chan of record in Book 6027, page 758, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3466, page 89 as amended in Book 3577, page 511 as made applicable in Book 3534, page 128 and further amended in Book 3702, page 465, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Dominiom Bancshares Mortgage Corporation, of record in Book 6027, page 761, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (~~an~~) improved property, known as 1025 Percy Warner Boulevard, Nashville, TN 37205.

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 April, 19 87.

Linda B. Penny

William L. Penny

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of April, 19 87, before me personally appeared William L. Penny and wife, Linda B. Penny, 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 he executed the same as their free act and deed.

My Commission Expires: Dec. 4, 1991

Notary Public

BOOK 7218 PAGE 647

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

The actual consideration or value, whichever is greater, for this transfer is $ 96,500.00.

Nancy Cardin
Affiant

Subscribed and sworn to before me, this the 28th day of April, 1987.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

2007.3

IDENTIFICATION REFERENCE

APR 29 11 15 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
William L. Penny and wife, Linda B. Penny

to:
Richard W. Cardin and wife, Nancy Cardin

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
TN 26460

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

RECEIVED OF _____

FOR _____

BOOK 7218 PAGE 648

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

96503.00 CAMT.
276.20 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 276.70-
0452A04/29/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2007.3

IDENTIFICATION REFERENCE

APR 29 11 15 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 75157