file box 8/cg

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

BOOK 7242 PAGE 875

ADDRESS NEW OWNER:
M. J. Penland
410 Huntington Ridge Drive
Nashville, TN. 37211

MORTGAGEE:
Countrywide Funding
Corporation
155 N. Lake Avenue P.O.Box 7137
Pasadena, Ca 91109-7137

MAP-PARCEL NUMBERS:
161-11-A-68 CO
6DU-76284

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, Fernando F. Segovia and Elena Olazagasti Segovia hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto M. J. Penland, unmarried 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. 68 on the plan of Huntington Ridge Townhomes, of record in Book 4675, page 9, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Fernando F. Segovia and wife, Elena Olazagasti Segovia by deed from Kirk Alan Collamer and wife, Melody L. Collamer of record in Book 6308, page 804, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4729, page 687, Book 4889, page 905, Book 5394, page 243, said Register's Office, and to the matters set forth in the above referenced plan of record.

2 8 0 3 1

IDENTIFI REFERENCE

MAY 20 3 12 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (~~not~~) improved property, known as 410 Huntington Ridge Drive, Nashville, TN. 37211.

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 18th day of May, 19 87.

Elena Olazagasti-Segovia
Elena Olazagasti Segovia

Fernando F. Segovia
Fernando F. Segovia

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of May, 19 87, before me personally appeared Fernando F. Segovia and Elena Olazagasti Segovia, 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: 10-24-88

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

The actual consideration or value, whichever is greater, for this transfer is $ 67,000.00.

M. J. Penland
Affiant

Subscribed and sworn to before me, this the 18th day of May, 1987.

My Commission Expires: 10-21-88

_____
Notary Public

WARRANTY DEED

from:
Fernando F. Segovia and Elena Olazagasti Segovia

to:
M. J. Penland, unmarried

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

TN-26627

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

RECEIVED OF _____

FOR _____

BOOK 7242 PAGE 880

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
			67000.00-	CAMT.
			187.60	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 194.10-
			9652A05/20/87	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.8.0.3 1

IDENTIFI REFERENCE

MAY 20 3 12 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.84151