This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

mail

BOOK 7483 PAGE 673

Address of New Owner(s):
William Charles Penley
et ux, Cynthia G. Penley
739 Rodney Drive
Nashville, TN 37205

Mortgagee:
First American National
of Nashville
First American Center
Nashville, TN 37237

Map-Parcel No.
128-4-A-5-CO

2715 03/04 0101 03CHECK 481.10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, STERLING CONSTRUCTION CORPORATION, A TENNESSEE CORPORATION ("Grantor") has this day bargained and sold, and does hereby transfer and convey to WILLIAM CHARLES PENLEY AND WIFE, CYNTHIA G. PENLEY ("Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 6 of Williamsburg Village, Phase V, of record in Book 6250, page 437, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Sterling Construction Corporation, a Tennessee Corporation by deed from CD Interests, a Texas General Partnership of record in Book 6792, page 147, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1988 property taxes which have been prorated and assumed by Grantees.

This conveyance is further made subject to the Plan of record in Book 6250, page 437, said Register's Office and Declaration of Covenants as set out in Book 6354, page 973, said Register's Office.

This is improved property known as 739 Rodney Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is unencumbered, except as herein set out.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 2nd day of March, 1988.

STERLING CONSTRUCTION CORPORATION,
A TENNESSEE CORPORATION

BY: Howell L. Peiser Vice-Pres.

D 0 9 9 1 9

IDENTIFICATION REFERENCE

MAR 4 8 53 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jerald V. Peiser & Howell L. Peiser with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, upon oath, acknowledged himself to be President & V-P of STERLING CONSTRUCTION CORPORATION, A TENNESSEE CORPORATION the within named bargainor(s), a corporation, and that he as such President & V-P being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President & V-P

Witness my hand and and seal, this 2nd day of March, 1988.

My commission expires: 11-12-90

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

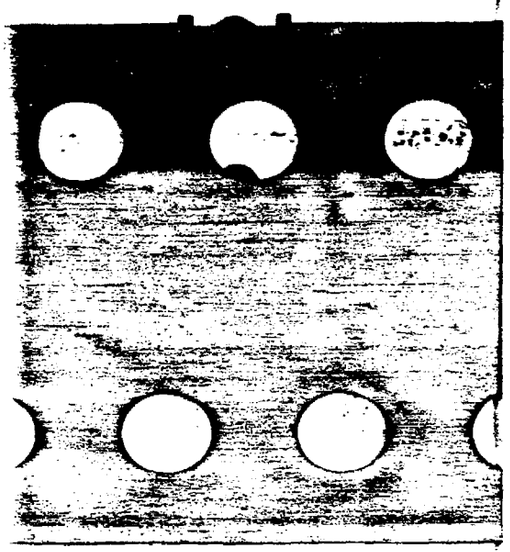
The actual consideration or value, whichever is greater, for this transfer is $169,500.00.

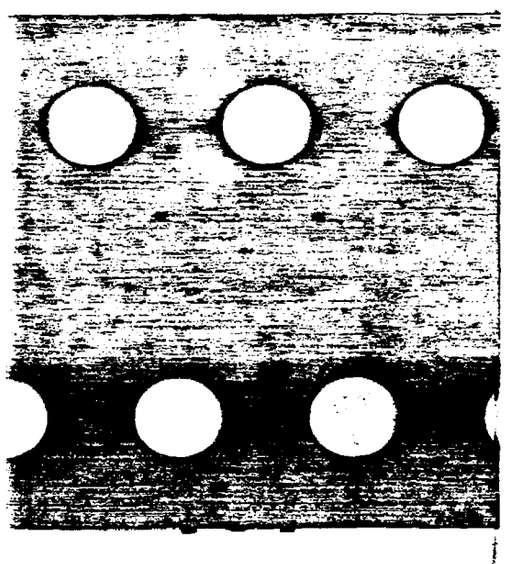
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS
2nd DAY OF MARCH, 1988.

NOTARY PUBLIC

My Commission Expires: 11-12-90





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 169500.00
CON TX 474.60
PRFEE 0.50
WDEED 6.00
TOTAL 481.10
CHECK 481.10

03/04/89 01 08:57 0001 2710

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

D0991.9

IDENTIFICATION REFERENCE

Mar 4 8 53 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 67394