G#4225
542226-7 This Instrument Prepared by Donna Logan Attorney

Box 14

LACKEY & CHERNAU
223 Third Avenue, North
P. O. Box 3429
Nashville TN 37219-0429

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WARRANTY DEED

THIS INDENTURE, made this 9th **day of** March **, A. D., 19** 88 **, between**

Don Penfold and wife, Brinton F. Penfold,

Tennessee, First Parties, and

Gordon D. Denney, unmarried **Tennessee, Second Parties,**

WITNESSETH: that said First Parties, for and in consideration of the sum of

Ten and no/100ths----------**Dollars ($** 10.00 **)**

and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

we, Don Penfold and wife, Brinton F. Penfold

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 A on the zone lot division of Lots 1, 4 and 6, Hawthorne Heights, of record in Book 5200, page 552, as amended in Book 5200, Page 750, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Don Penfold, a married person from Susan L. Leak (now Craft) etvir Phillip Stephen Craft, by deed dated July 11, 1986, recorded July 25, 1986 at 8:30 A.M., in Book 6928, Page 345, Register's Office Davidson County, Tennessee.

12126

IDENTIFICATION REFERENCE

MAR 11 2 47 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gordon D. Denney 3308 Belmont Boulevard Nashville, Tennessee 37215	Fidelity Federal Savings & Loan 401 Union Street Nashville, Tennessee 37219	117-8-292 16DA-5413

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

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And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

5258 03/11 0101 03CHECK 254.30

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

X Cindy Grimes (L. S.) (witness)
X Don Penfold (L. S.) Don Penfold
X Cindy Grimes (L. S.) (witness)
X Brinton F. Penfold (L. S.) Brinton F. Penfold

STATE OF TENNESSEE
COUNTY OF Shelby } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Don Penfold and Brinton F. Penfold, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Shelby County, this 25th day of November 19 87

X Juanita B. Cooper
Notary Public

My Commission expires MY COMMISSION EXPIRES OCT. 14, 1990

STATE OF _____
COUNTY OF _____ } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State _____, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in _____ County, this _____ day of _____ 19____

_____
Notary Public

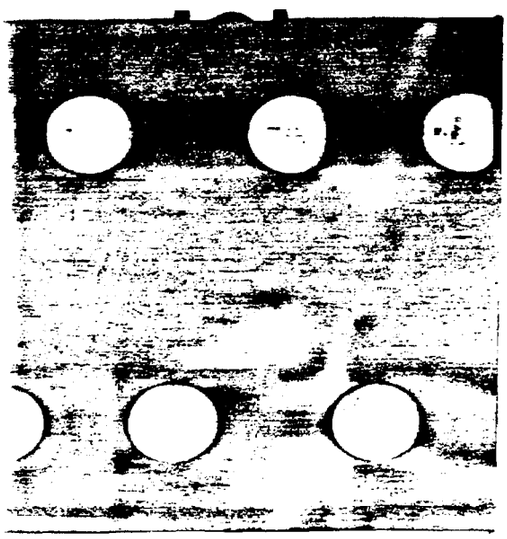
My Commission expires _____

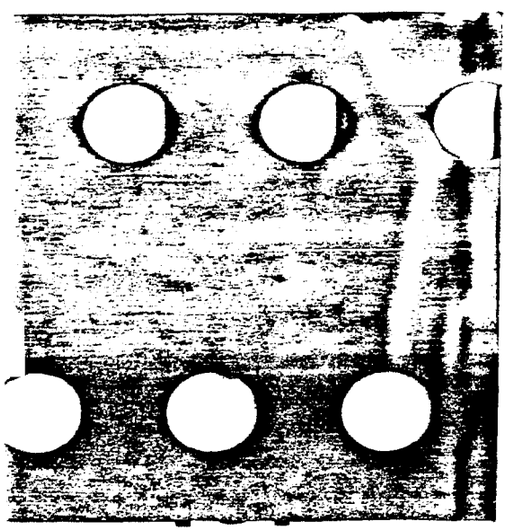
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $88,500.00. Affiant Gordon D. Grimes

Subscribed and sworn to before me this 9th day of March 1988

Notary Public Carol M. Clark

5-13-89





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	88500.00
CON TX	247.80
PRFEE	0.50
MTGFEE	6.00
TOTAL	254.30
CHECK	254.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/11/88 01 14:51 0001 5268

12126

IDENTIFICATION REFERENCE

MAR 11 2 47 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 69913