File Box 8/tl

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Harold Thomas Pennington
149 Holly Forest #47
Nashville, TN 37221

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 142-08
PAR 47.00
9D-02200

[illegible]

WARRANTY DEED

BOOK 7594 PAGE 570

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, Glenn R. Richman and wife, Pam Richman hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Harold Thomas Pennington 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit #47 on the plan of Phase I, Coronada Townhome Condominiums, of record in Book 4860, page 26, 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 Glenn R. Richman by deed from William L. Carpenter, unmarried of record in Book 6201, page 115, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4901, page 679, Book 4901, page 702 as amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675 and Book 5869, page 269, said Register's Office.

This instrument is executed on behalf of Glenn R. Richman and wife, Pam Richman by Gaylor Cole as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

This is (an) improved property, known as 149 Holly Forest #47, Nashville, TN 37221.

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 7th day of July, 1988.

Pam Richman
Pam Richman by: Gaylor Cole, Attorney in Fact

Glenn R. Richman
Glenn R. Richman by: Gaylor Cole, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires: _____

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 $ 87,500.00.

Harold Thomas Pennington
Affiant

Subscribed and sworn to before me, this the 7th day of July, 1988.

My Commission Expires: 10-24-88

_____
Notary Public

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 Gaylor Cole with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Glenn R. Richman and wife, Pam Richman as their Attorney in Fact as the free act and deed of the within named Glenn R. Richman and wife, Pam Richman.

Witness my hand and official seal at Nashville, Tennessee, the 7th day of July, 1988.

_____
Notary Public

My Commission Expires: 10-24-88

WARRANTY DEED

from:
Glenn R. Richman and wife,
Pam Richman

to:
Harold Thomas Pennington

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

STATE OF Tennessee

COUNTY OF Davidson

BOOK 7594 PAGE 572

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Dayton E. Cole
Affiant

Sworn to and subscribed before me this 7th day of July, 19 88.

Notary Public

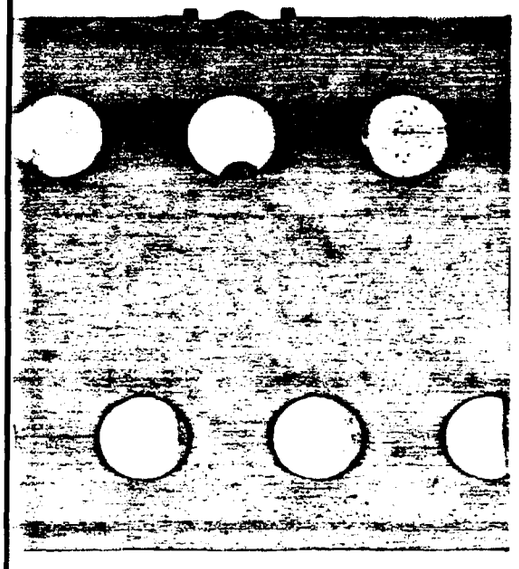
My Commission Expires: 10-24-88

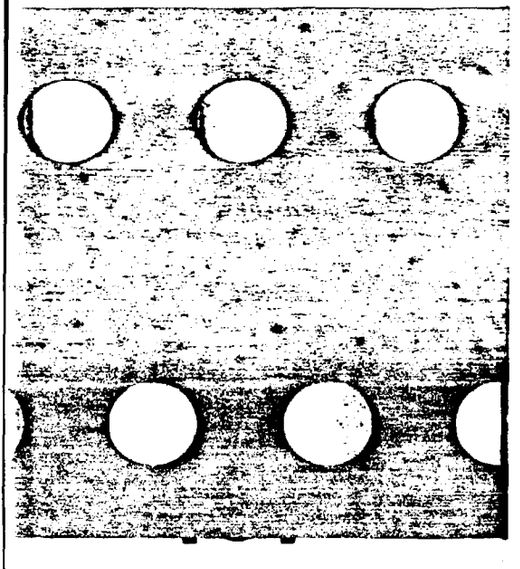


IDENTIFICATION REFERENCE

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN
JUL 8 10 57 AM '88

47523





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7594 PAGE 573

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 87500.00
CON TX 288.75
PRFEE 0.50
WDEED 9.00
TOTAL 298.25
CHECK 298.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/08/88 01 10:58 0001 5002

47523

IDENTIFI REFERENCE

JUL 8 10 57 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 110853