28773

THIS INSTRUMENT PREPARED BY:
TENNESSEE TITLE AND ESCROW CO.
Post Office Box 3079
Nashville, Tennessee 37219-0079

0369 04/28 0101 03CHECK 212.75

APR 28 4 13 PM '89

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Monty L. Pennington and wife, Rebecca W. Pennington 906 McMahan Avenue Nashville, TN 37216	Sovran Mortgage Corp. 201 East Cary Street Richmond, VA 23219	Map # 61-11 Parcel # 07

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, BERNADINE M. WARREN, unmarried, does hereby transfer and convey unto MONTY L. PENNINGTON and wife, REBECCA W. PENNINGTON, a certain tract or parcel of real property located in Davidson County, Tennessee, described as follows:

BEING Lot No. 12 on the Plan of Phillips Subdivision of record in Book 2083, Page 41, Register's Office for Davidson County, Tennessee, more particularly described as follows:

SAID Lot No. 12 fronts 89.28 feet on the southerly side of McMahon Avenue and runs back between parallel lines 135.5 feet to a dead line in the rear and measuring 89 feet thereon.

BEING the same property conveyed to Thomas W. Warren, Jr. and wife, Bernadine M. Warren of record in Book 3127, Page 39, Register's Office for Davidson County, Tennessee and also conveyed to Bernadine M. Warren by deed from Thomas W. Warren, Jr. of record in Book 4884, Page 462, Register's Office for Davidson County, Tennessee.

This is improved real property known as 906 McMahan Avenue, Nashville, Tennessee, 37216.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said MONTY L. PENNINGTON and wife, REBECCA W. PENNINGTON, their heirs, successors and assigns forever.

The undersigned covenants with the said MONTY L. PENNINGTON and wife, REBECCA W. PENNINGTON that she is lawfully seized and possessed of said real property in fee simple; has the good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1989 which are assumed by the Grantees.

2. Matters set forth on the Plan of Phillips Subdivision as of record in Book 2083, Page 41, said Register's Office.

Except as stated above, the undersigned does further covenant and bind herself, and her heirs, successors and assigns to warrant and forever defend the title to said land to the said MONTY L. PENNINGTON and wife, REBECCA W. PENNINGTON their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this 27 day of April, 1989.

Bernadine M. Warren
BERNADINE M. WARREN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth Barnard, a Notary Public in and for said State and County, the within named BERNADINE M. WARREN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of April, 1989.

Elizabeth Barnard
NOTARY PUBLIC

My Commission Expires: 3/11/90

AFFIDAVIT OF VALUE

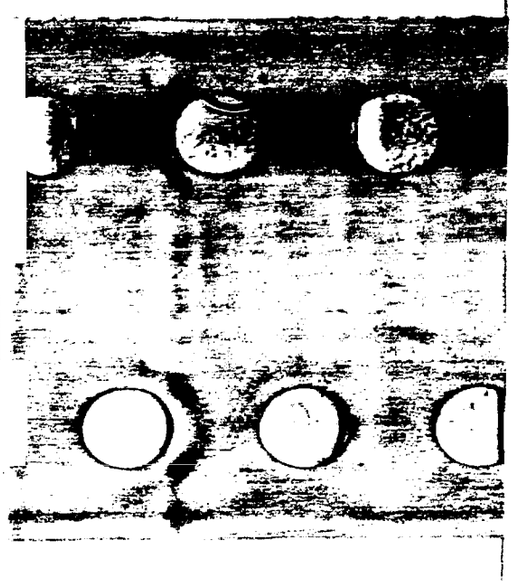
The actual consideration or value for this transfer, whichever is greater, is $62,500.00.

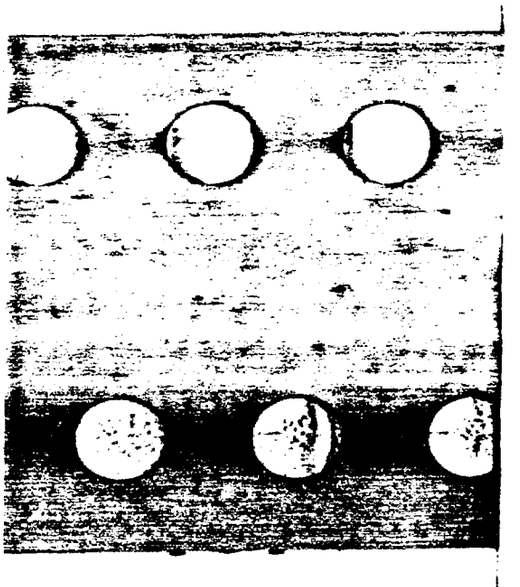
Monty L. Pennington
MONTY L. PENNINGTON

Sworn to and subscribed before me this 27th day of April, 1989.

Elizabeth Barnard
NOTARY PUBLIC

My Commission Expires: 3/11/90





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

RECEIVED OF _____

FOR _____

BOOK 7828 PAGE 35

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 62500.00
CON TX 206.25
PRFEE ~~0.50~~
MREED ~~6.00~~
TOTAL 212.75
CHECK 212.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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APR 28 4 13 PM '89

No. 204693