PREPARED BY: DONOHO & TAYLOR, ATTORNEYS
204 Court Street
Hartsville, Tennessee 37074

Map No. 94-2
Parcel No. 28

BOOK 7835 PAGE 107

ERNEST EDWARD PENNINGTON, JR.
TO
DECHERYL A. PENNINGTON

WARRANTY DEED

For and in consideration of the love and affection that I have for my wife, DECHERYL A. PENNINGTON, I, ERNEST EDWARD PENNINGTON, JR., have bargained and sold, and by these presents do transfer and convey unto the said DECHERYL A. PENNINGTON, her heirs and assigns, a one-half interest in a certain tract or parcel of land in the _____ District of Davidson County, Tennessee, as follows:

Being Lot No. 287 on the Map of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office of Davidson County, Tennessee.

Said Lot No. 287 fronts 50 feet on the southerly side of East Side Avenue, and runs back between parallel lines 150 feet to an alley.

This is the same property in which Ernest E. Pennington aka Ernest Pennington conveyed a one half interest to Ernest Edward Pennington, Jr., as joint tenant with the right of survivorship, by deed dated September 30, 1986, of record in Deed Book 7018, page 883, Register's Office of Davidson County, Tennessee. The said Ernest E. Pennington aka Ernest Pennington is now deceased.

The purpose of this instrument is to convey an interest in this property to Decheryl A. Pennington so that Ernest Edward Pennington, Jr. and wife, Decheryl A. Pennington, will own this property as tenants by the entireties.

1989 and subsequent taxes will be the responsibility of Ernest Edward Pennington, Jr. and wife, Decheryl A. Pennington, whose address is:

Mail 1222 Flippin Dr.
LAFAYETTE TN 37083

30661

MAY 5 2 40 PM '89

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said DECHERYL A. PENNINGTON, her heirs and assigns, forever. And I do covenant with the said conveyee that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said conveyee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this 5 day of May, 1989.

ERNEST EDWARD PENNINGTON, JR.

STATE OF Tennessee
COUNTY OF Crockett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERNEST EDWARD PENNINGTON, JR., the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, at Hartsville, Tennessee, this 5 day of May, 1989.

NOTARY PUBLIC

ANNE KEMP NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 7-23-89

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STATE OF _____
COUNTY OF _____

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Subscribed and sworn to before me this the _____ day of _____, 19_____.

_____
REGISTER OR NOTARY PUBLIC