Fole 43

File No: 8413-3

BOOK 7902 PAGE 512

Address New Owner:	Send Tax Bills To:	Map/Parcel
Clarence A. Thompson	Same	Map 94-2
279 Delvin Dr		Par 28
Antioch, TN 37013		

0907 08/01 0101 03CHECK 82.90

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, ERNEST EDWARD PENNINGTON, JR. and wife, DECHERYL A. PENNINGTON, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said CLARENCE A. THOMPSON and wife, BARBARA, THOMPSON, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, 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 1450 feet to an alley.

Being the same property conveyed to Ernest E. Pennington and wife, Petit J. Pennington by deed from J. H. Watts, Jr. and wife, Ruth E. Watts of record in Book 3999, page 152, Register's Office for Davidson County, Tennessee; and the same property which was awarded to Ernest Pennington by Divorce Decree in the Chancery Court of Trousdale County, Tennessee, dated July 10, 1986, Rule No. 2070, of record in Book 7018, page 879, said Register's Office; and the same property conveyed to Ernest Edward Pennington, Jr., a one-half interest as joint tenants with the right of survivorship, by deed from Ernest E. Pennington aka Ernest Pennington, of record in Book 7018, page 883, said Register's Office, the said Ernest E. Pennington, aka Ernest Pennington having since deceased; also being the same property conveyed to Decheryl A. Pennington, a one-half interest (conveyed for the purposes of establishing a tenancy by the entirety), by deed from Ernest Edward Pennington, Jr., of record in Book 7835, page 107, Register's Office for Davidson County, Tennessee.

Ernest E. Pennington and Ernest Pennington are one and the same person. Jean Pennington and Petit J. Pennington are one and the same person.

Ernest Edward Pennington, Jr. and Ernest E. Pennington, Jr. being one and the same person. Decheryl A. Pennington and DeCheryl Pennington are one and the same person.

This property is conveyed subject to the Plan of record in Book 57, Page 130, Easements of record in Book 1140, page 113, and Book 1637, page 569, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as 1624 Eastside Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said CLARENCE A. THOMPSON and wife, BARBARA THOMPSON, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on this 31 day of July, 1989.

DeCheryl A Pennington
DECHERYL A. PENNINGTON
by Georgia J Huffines
as Attorney in fact

Ernest Edward Pennington Jr
ERNEST EDWARD PENNINGTON, JR.
by Georgia J Huffines
as Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 23,000.00.

Barbara Thompson
AFFIANT

Sworn to and subscribed before me this 31 day of July, 1989.

Tom D. Coleman
NOTARY PUBLIC

My commission expires: 3-2-1992.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of July, 1989, before me, the undersigned Notary Public in and for said County and State, personally appeared Georgia J. Huffines to me known to be the person who executd the foregoing instrument in behalf of Ernest Edward Pennington, Jr. and wife, DeCheryl A. Pennington, and acknowledged that she executed the same as the free act and deed of the said Ernest Edward Pennington, Jr. and wife, DeCheryl A. Pennington.

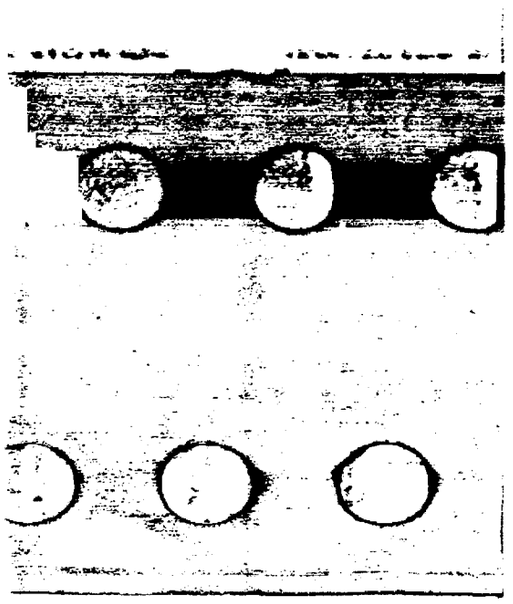
Witness my hand and official seal at Brentwood, Tennessee, this 31 day of July, 1989.

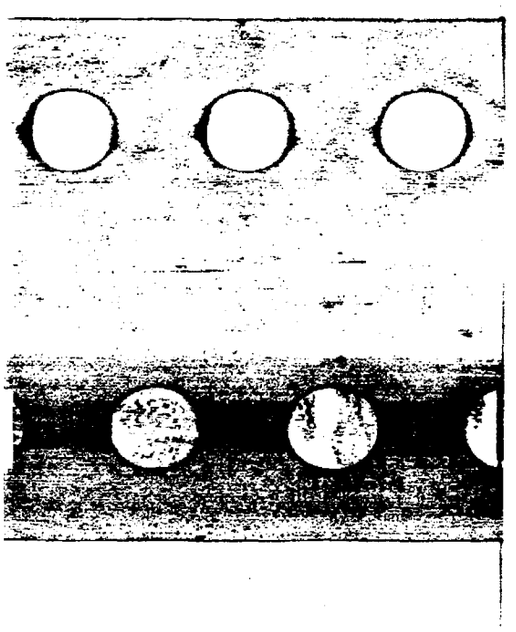
Tom D. Coleman
NOTARY PUBLIC

My commission expires: 3-2-1992.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

FILED AUG 8 11 31 AM '89
RECORDED AUG 8 11 31 AM '89
5370.4





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

RECEIVED OF _____

FOR _____

BOOK 7902 PAGE 514

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 23000.00
CON TX 75.90
PRFEE 1.00
WDEED 6.00
TOTAL 82.90
CHECK 82.90

08/01/89 01 08:34 0001 0907

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.3 7.0 4.

IDENTIFICATION REFERENCE

AUG 1 8 31 AM '89

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN

No. 234255