BK 8533 PG 845

ADDRESS MEW OWNER AND SEND TAX BILLS:
Phyllis T. Pennington
211 - 22nd Avenue North
Nashville, TN 37203

MAP PARCEL NOS.
13W-03410
093-10-0 376.00

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTORNEYS
Suite 500, 230 Fourth Avenue North
Nashville, TN 37219

IDENTIFICATION REFERENCE
JAN 23 11 14 AM '92
7 8 6 3 5

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00) DOLLARS, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; I, **WILLIAM O. TANKARD**, unmarried, have bargained and sold, and by these presents do transfer and convey unto **PHYLLIS T. PENNINGTON**, hereinafter called the Grantee, his heirs and assigns, my one-half undivided interest in and to two certain tractx or parcels of land in Davidson County, Tennessee, described as follows:

TRACT 1:
BEGINNING atthe northeast corner of Elm Street and an alley running parallel with and between Fourth Avenue South, formerly Cherry Street, and Fifth Avenue South, formerly Summer Street; thence with the northerly margin of Elm Stret, esterly 30 feet; thence at right angles, northerly about 100 feet to a point; thence at right angles, westerly 30 feet to the easterly margin of said alley; thence with the easterly margin of said alley, southerly about 100 feet to the beginning.

TRACT II:
BEGINNING on the northerly margin of Elm Street 30 feet easterly from the easterly margin of an alley, which alley is between Fourth Avenue South and Fifth Avenue South, formerly Cherry Street and Summer Street; thence with the northerly margin of Elm Street easterly 30 feet to the southwest corner of the Central Baptist Church lot; thence with the westerly line of the church lot northerly 102 feet, more or less, to the southerly line of a lot owned by Charles G. Johnson; thence with said line westerly 30 feet to a point 30 feet easterly from the eastern margin of said alley; thence southerly parallel with said alley 102 feet more or less to the beginning.

Being the same property conveyed to William O. Tankard and Phyllis T. Pennington as tenants in commone, by deed from ECS, INC., a corporation, of record in Book 7191, Page 908, Register's Office for said County.

This is unimproved property on Elm Street, Nashville, Tennessee 37210.

To have and to hold the said interest in said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said one-half interest in said land in fee simple, have a good right to convey it, and the same is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of December, 1991.

William O. Tankard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $12,500.00.

Sworn to and subscribed before me,
this 31st day of December, 1991.

Notary Public

My commission expires: 1/23/93

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 WILLIAM O. TANKARD, unmarried, 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 Nashville, Tennessee, this 30th day of December, 1991.

Notary Public Eunice Miller

My commission expires: 7-24-93

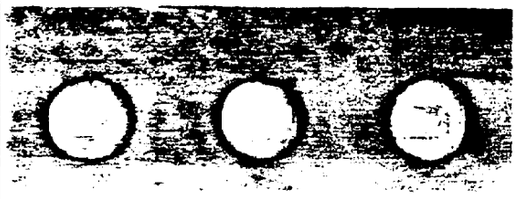
9170 01/23 0101 03CHECK 53.25

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



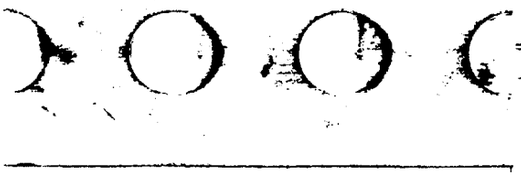
RECEIVED OF _____

FOR _____

BOOK 8533 PAGE 847

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO Tx - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO Tx - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

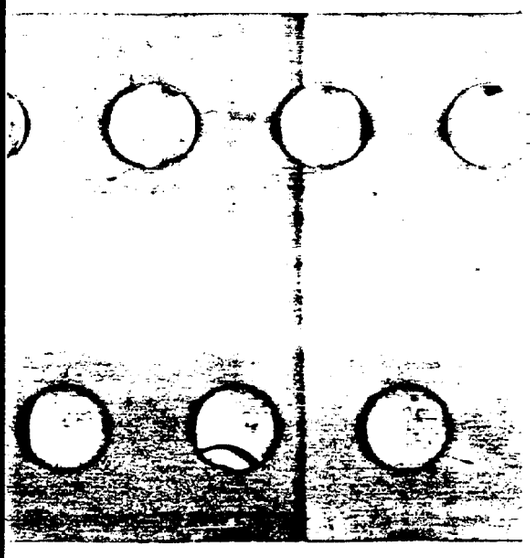
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	12500.00
CON TX	46.25
PRFEE	1.00
WDEED	6.00
TOTAL	53.25
CHECK	53.25
BANK	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

01/23/92 01 11:15 0001 9170



7.8.6 3.5.

IDENTIFICATION REFERENCE

JAN 23 11 14 AM 92

DAVIDSON COUNTY, TN

No. 495553