Box 58

This Instrument Was Prepared By:
Alexander S. Fuqua, Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 8800 PAGE 473

Address New Owner(s):
Carl R. Penticuff and wife,
Betty L. Penticuff
4307 Earlene Drive
Nashville, TN 37216

Send Tax Bills to
Same

Tax Information:
Map: 61
Group: 12
Parcel: 47

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, JUANITA CUTRELL, Executrix of the Estate of William H. Leitsinger (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to CARL R. PENTICUFF and wife, BETTY L. PENTICUFF, (the "Grantee"), its successors, heirs and assigns, all that tract or parcel of land described as follows:

> Being Lot No. 4 on the Map of Addition 1, Section 3, of Jackson Park, not of record, described according to a survey made by Ewell Anderson, Surveyor, October ____, 1945, as follows:
>
> Beginning on the westerly margin of Earlene Drive at a point 110.5 feet north of the northeast corner of the property conveyed to O. B. Dean and wife, by deed from Isolene Harlan and Husband, of record in Book 1372, page 278, said Register's Office, being the corner of Lots Nos. 3 and 4; thence with the line between said two Lots westwardly 429.5 feet; thence north 26 deg. 10' east 65.65 feet to the southerly line of the Newman Cheek property; thence with said line south 87 deg. 15' east 420.6 feet to the westerly margin of Earlene Drive; thence with said Drive southwardly 109.8 feet to the beginning.
>
> Being the same property conveyed to William H. Leitsinger and wife, Leota Smith Leitsinger by deed from C. J. Singleton and wife, Mackie B. Singleton of record in Book 2025, page 446, Register's Office for Davidson County, Tennessee and further conveyed to William H. Leitsinger by Quitclaim Deed of record in Book 6509, page 535, said Register's Office. The said William H. Leitsinger having since died, and with an Agreed Order having been filed in Minute Book 365, page 230, Probate Court for Davidson County, Tennessee, for the sale of said property.

This is improved property located at 4307 Earlene Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors, heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

ROSEMARY ANDERSON, a Beneficiary of the Estate of William H. Leitsinger, pursuant to an order of the Probate Court for Davidson County, Tennessee, dated October 12, 1992, enters into this deed to convey any interest she might have in the property.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of November, 1992. and 1st Day of December, 1992.

Juanita Cutrell Executrix
JUANITA CUTRELL, Executrix of
the Estate of W. H. Leitsinger

Rosemary Anderson
ROSEMARY ANDERSON, a beneficiary
of the Estate of W. H. Leitsinger

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JUANITA CUTRELL, Executrix of the Estate of W. H. Leitsinger, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of ~~November~~ December, 1992.

Ann B Waddell
Notary Public

My Commission Expires: 3/23/96

STATE OF ~~TENNESSEE~~ Florida)
)
COUNTY OF Hillsborough)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSEMARY ANDERSON, a beneficiary of the Estate of W. H. Leitsinger, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 1992.

Howard McKnight
Notary Public

HOWARD MCKNIGHT
MY COMMISSION # CC 237329 EXPIRES
November 25, 1996
BONDED THRU TROY FAIN INSURANCE, INC.

My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Carol Pentecost
Affiant

Subscribed and sworn to before me,
this 1ST day of DECEMBER, 1992.

Ann B Waddell
Notary Public

My Commission Expires: 3/23/96

6 9 2 5 2.

IDENTIFICATION REFERENCE

DEC 1 2 55 PM '92

6707 12/01 0101 03CHECK

342.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	90000.00
			CON TX	333.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	342.00
			CHECK	342.00
12/01/92	01	14:53	0001	6707

6 9 2 5 2

IDENTIFICATION REFERENCE

DEC 1 2 53 PM '92

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 595971