SCB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9441 PAGE 481

ADDRESS NEW OWNER:
Thomas T. Pennington and Kathryn H. Pennington
3906 Kimpalong Ave.
Nashville, Tennessee 37205

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
UNION PLANTERS BANK OF MIDDLE TENNESSEE, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 103-61
GROUP
PARCEL 71-117

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James R. Rawls and wife, Donna J. Rawls, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas T. Pennington and wife, Kathryn H. Pennington, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Plan of Kimpalong Place Resubdivision of Lots Nos. 35 and 36, of record in Book 4060, page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 85 feet on the northerly side of Kimpalong Avenue and extends back between parallel lines 175 feet to a dead line.

Said Lot No. 2 fronts 65 feet on the northerly side of Kimpalong Avenue and extends back between parallel lines 175 feet to a dead line.

Being the same property conveyed to James R. Rawls and wife, Donna J. Rawls by deed from Steven Maxwell Smith and iwfe, Marilyn Smith, of record in Book 4996, page 402, Register's Office for Davidson County, Tennessee; the said James R. Rawls and Donna J. Rawls having since divorced, and by Final Divorce Decree, Case No. 92D-1940, title was vested in James R. Rawls and Donna J. Rawlsm as tenants in common without rights of survivorship, an undivided 1/2 interest each.

This is improved property known as 3906 Kimpalong Ave., Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1994 taxes, a lien but not yet due and payable.

2. All matters as shown on the Plan of record in Book 4060, page 142, Register's Office for Davidson County, Tennessee.

3. Easement for Sanitary Sewers and/or Storm Drainage of record

in Book 4058, page 874, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas T. Pennington and wife, Kathryn H. Pennington, their heirs and assigns, forever; and we, James R. Rawls and wife, Donna J. Rawls, do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 12th day of August, 1994.

James R. Rawls
James R. Rawls

Donna J. Rawls
Donna J. Rawls

9785 08/19 0101 03CHECK 1229.63

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James R. Rawls and wife, Donna J. Rawls, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of August, 1994.

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 329,900.00.

AFFIANT

Subscribed and sworn to before me
this 12th day of August, 1994.

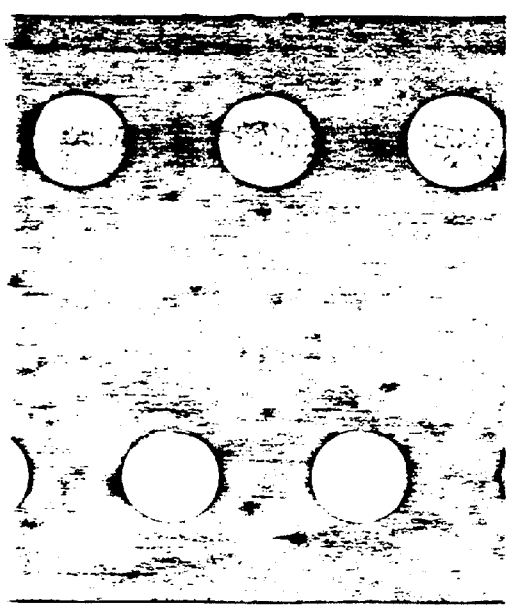
L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 2/15/96

AUG 19 AM 11:58

82890

IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

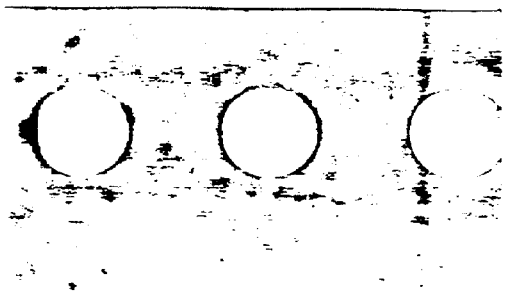
RECEIVED OF _____

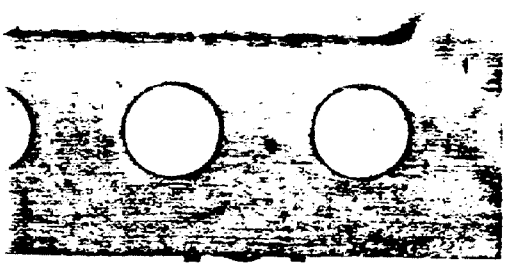
FOR _____

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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
329900.00
CON TX 1220.63
PRFEE 1.00
WDEED 8.00
TOTAL ~~1229.63~~
CHECK ~~1229.63~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/19/94 01 11:59 0001 9785

82890
IDENTIF. & REFERENCE

94 AUG 19 AM 11:58
REGISTER
DAVIDSON COUNTY, TN.

No. 826215