PLB
Box 50-B

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

ADDRESS NEW OWNER:
Keith Perryman and Elizabeth Perryman
Lot 2, Kimpalong Avenue
Nashville, Tennessee 37205

MORTGAGEE:

NONE

SEND TAX BILL:
To Owner
225 Lauderdale Road
Nashville, Tn. 37205

MAP AND PARCEL:
MAP 103-16
GROUP
PARCEL 117

WARRANTY DEED

BOOK 9444 PAGE 867

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, Thomas T. Pennington and wife, Kathryn H. Pennington, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Keith Perryman and wife, Elizabeth Perryman, 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 Lot No. 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. 2 fronts 65 feet on the northerly side of Kimpalong Avenue and extends back between parallel lines 175 feet to a dead line.

Being part of the same property conveyed to Thomas T. Pennington and wife, Kathryn H. Pennington by deed of record in Book 9441, page 481, Register Office for Davidson County, Tennessee.

Included in the above property description but expressly excluded is a portion of the herein described property being reserved by the Grantor as a permanent easement for improvements now existing along the westerly boundary line of the subject property, such improvements being specifically a garden wall and a portion of a concrete patio extending 2 feet, more or less onto the subject property as shown on the mortgage loan inspection by John Kohl & Company dated July 8, 1994, said mortgage loan inspection being attached hereto as Exhibit "A" and incorporated herein by reference. This easement will terminate at such time as the referenced improvements cease to exist or are removed by Grantor.

Conveyance of the above described property is subject to the following restriction which shall be a covenant which runs with the land:

1. Subject property is to be used only for the purpose of building a single family residence.

This is unimproved property known as Lot 2, Kimpalong Avenue, 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. Davidson County taxes;

2. Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4058, page 874, Register's Office for Davidson County, Tennessee; and

3. All matters shown on the Plan of record in Book 4060, page 142, 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 Keith Perryman and wife, Elizabeth Perryman, their heirs and assigns, forever; and we, Thomas T. Pennington and wife, Kathryn H. Pennington, 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 15th day of August, 1994.

Thomas T. Pennington

Kathryn H. Pennington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas T. Pennington and wife, Kathryn H. Pennington, 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 15th day of August, 1994.

NOTARY PUBLIC

My Commission Expires: 11-20-96

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 85,000.00.

AFFIANT

Subscribed and sworn to before me
this 15th day of August, 1994.

NOTARY PUBLIC
My Commission Expires: 1-20-96

1238 08/24 0101 03CHECK 331.50

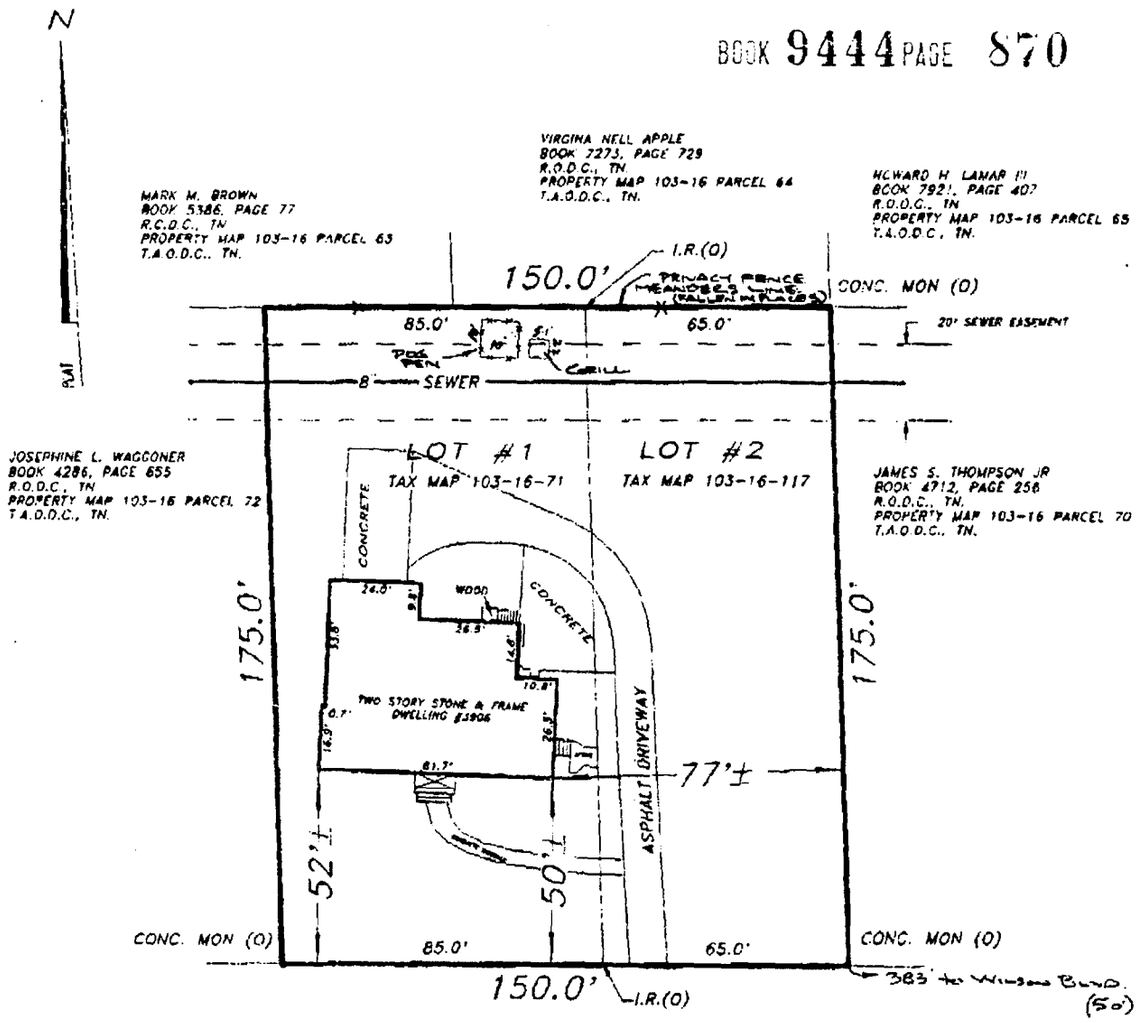
84222

IDENTIFICATION REFERENCE

94 AUG 24 PM 12:16

DAVIDSON COUNTY, TN.

BOOK 9444 PAGE 870



KIMPALONG AVENUE (50' R.O.W.)

A.K.A. KIMPALONG ROAD

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THE DOCUMENT UNSATISFACTORY WHEN RECEIVED

MORTGAGE LOAN INSPECTION

Lot 1 and Lot 2, Resubdivision of Lots No. 35 & 36 Kimpalong Place as recorded in Book 4060, Page 142 of the Davidson County Registrar's Office.

A two story stone and frame dwelling known as 3906 Kimpalong Avenue, Nashville, Tn., 37205 occupies the above described parcel and is located as shown.

ZONE "C" MAP #470040 0048 DATED 6-15-82
THIS PROPERTY IS NOT LOCATED IN F.E.M.A. / F.I.R.M. FLOOD HAZARD AREA BY MAPS AVAILABLE TO ME AT THIS TIME.

DATE 7-8-94 SCALE 1"= 40'

PREPARED FOR: BANKERS TITLE

NEW OWNERS: THOMAS T. & KATHERYN H. PENNINGTON

CENSUS TRACT 180

ORDER: 93-33-7

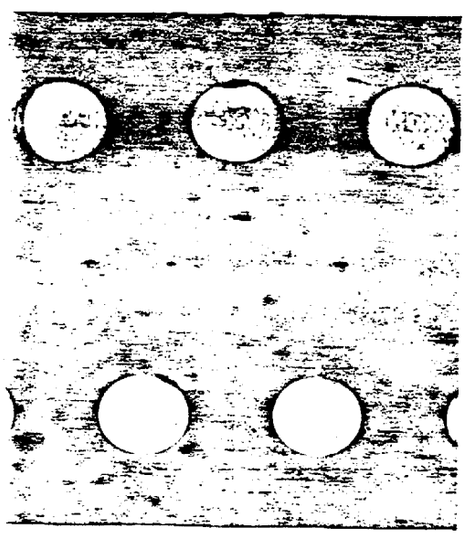
THIS MORTGAGE LOAN INSPECTION SHOULD NOT BE REPRESENTED TO BE A LAND OR LOT SURVEY. IT WAS DONE FOR THE MORTGAGE LENDERS USE ONLY AT THEIR REQUEST. DO NOT RELY ON THIS FOR CONSTRUCTION OF FENCES OR EXACT PROPERTY LINE LOCATIONS. NO CORNERS WERE SET OR RESET.

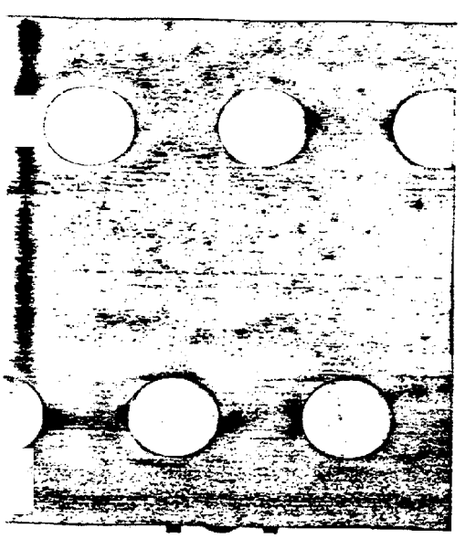
STANLEY GLENN McRAE R.L.S.# 1673

STANLEY GLENN McRAE REGISTERED LAND SURVEYOR TENNESSEE NO. 1673

Campbell, McRae and Assoc. Surveying, Inc.
2424 21ST AVE. SO. • SUITE 201 • NASHVILLE, TENNESSEE 37212 • (615) 298-2424 • FAX (615) 297-2828

CAMPBELLMCRAE Fax:2972828 Jul 11 '94 13:05 P.01/02





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

RECEIVED OF _____

FOR _____

BOOK 9444 PAGE 871

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	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	16.00
TOTAL	331.50
CHECK	331.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1238

84222
IDENTIF. & REFERENCE

94 AUG 24 PM 12:16
REGISTER
DAVIDSON COUNTY, TN.

No. 827656