BOOK 9548 PG 518

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,278.00

John I. Penn
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF December, 19 94.

NOTARY PUBLIC

My Commission expires: 1-22-98

(615) 385-2804 THIS INSTRUMENT PREPARED BY TNT#003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John I. Penn and wife (NAME)	owners at same address (NAME)	150-12-B-6-CO
1509 Kenton Ct. (ADDRESS)	(ADDRESS)	2DX-09144
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 200,278.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

Phillips Builders, Inc.

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

John I. Penn and wife, Gloria J. Penn

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson **County, Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, and being **Lot No. 6** on the plan of **Kensal Green, Sec. 1** as of record at **Book 7900, page 593** Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being part of the same property conveyed to the grantor herein by deed as of record at Book 5508 , page 923 , said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full, subject to any re-proration required as a result in a change in the actual current year's tax amount and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit: Book 9065, page 744 and Book 7900, page 593 said Register's Office.

~~unimproved~~ (X) **This is improved property, known as** 1509 Kenton Ct., Antioch, TN 37013
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 this 15th **day of** December, 1994.

Phillips Builders, Inc.

By: Ruth Malatak
Ruth Malatak, Vice Pres.

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INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

17997 IDENTIF. ↑ REFERENCE PICK-UP 94 DEC 16 PM 5:

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Ruth Malatak, _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be the Vice Pres. of Phillips Builders, Inc. _____, the within named bargainor, a corporation (or partnership), and that she, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by her self as such officer (or partner).

Witness my hand and official seal at office this 15 day of December, 19 94.

My Commission expires:
1-27-96

NOTARY PUBLIC AT LARGE

Notary Public

39 116-4101 03 CHECK 7.50-03



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

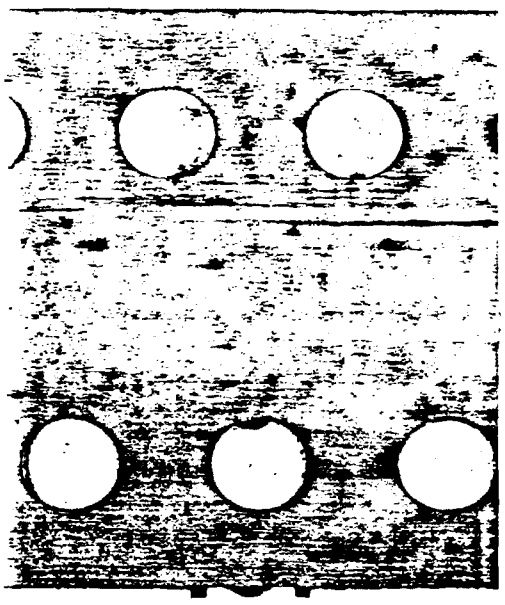
RECEIVED OF _____

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



17997
IDENTIF. # REFERENCE

94 DEC 16 PM 3:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CAMT

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 200278.00

CON TX	741.03
PRFEE	1.00
WDEED	8.00
TOTAL	750.03
CHECK	750.03

12/16/94 01 15:57 0001 3946

No. 863895