This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel 182-00-167

BOOK 9772 PG 910

Send Tax Statements To:
Robin Charles Penning
8462 Pettus Rd.
Eagleville, Tn. 37060

Name/Address New Owner:
Same

Name of Mortgagee:
Franklin Nat'l Bank
230 Public Square
Franklin, Tn 37064

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, DAVID YARNELL and KELLYE S. YARNELL, husband and wife, have bargained and sold and by these presents do transfer and convey unto ROBIN CHARLES PENNING, a single man, his heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Tract 5 according to an unrecorded survey by Robert J. Morris, dated October 10, 1987, and being more particularly described as follows to wit:

Beginning at an iron pin in the center of a 40' easement for ingress and egress to and from Burkitt Road, being the southwest corner of the within described tract and the northwest corner of Tract 6, thence with the centerline of the easement, North 5° 15' 33" East; 486.30' to an iron pin; thence North 80° 54' 54" East, 675.51' to an iron pin; thence South 10° 56' 04" East, 160.93' to an iron pin; thence 579° 03' 56" West, 331.50' to an iron pin; thence South 26° 34' 58" West, 348.58' to an iron pin; thence South 10° 56' 04" East, 40.0' to an iron pin in the northeast corner on Tract 6; thence South 85° 59' 56" West, 267.82' to the point of beginning.

Being the same property conveyed to David Yarnell and wife, Kellye S. Yarnell by deed from Wayne D. Ramsey and wife, Billie Ann Ramsey, of record in Book 9115, page 785, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1995 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of record in Book 6900, page 413, Register's Office of Davidson County, Tennessee.

3. Restrictive covenants of record in Book 7415, page 613, Register's Office of Davidson County, Tennessee.

4. Easement of record in Book 7573, page 580, Register's Office of Davidson County, Tennessee.

5. Metro Letter of record in Book 7700, page 487 and Book 8069, page 56, Register's Office of Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 23rd day of August, 1995.

David Yarnell
DAVID YARNELL

Kellye S Yarnell
KELLYE S. YARNELL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID YARNELL and KELLYE S. YARNELL, husband and wife, 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 instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 23rd day of August, 1995.

My Commission Expires:
2/1/97

Dianne L. Dargan
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $55,000.00.

Affiant

Sworn to and subscribed before me on this the 23rd day of August, 1995.

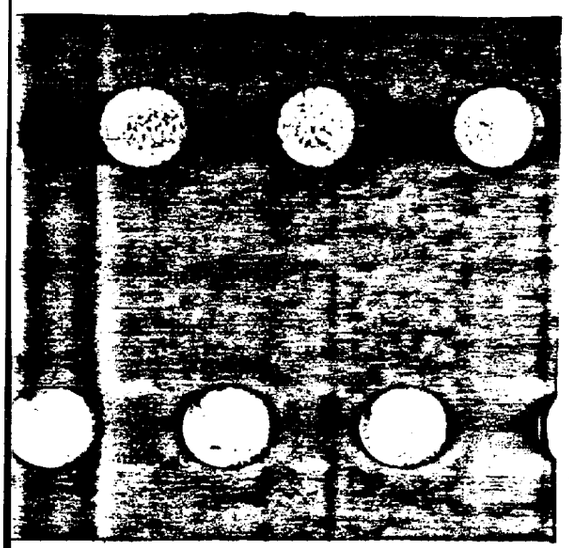
My Commission Expires:
2/1/97

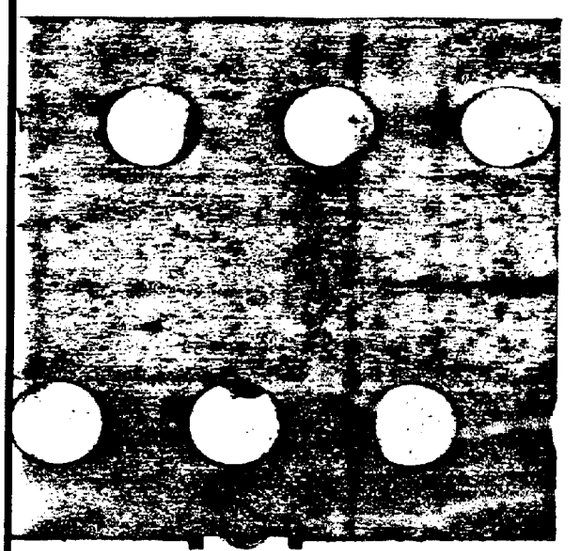
Dianne L. Dargan
Notary Public

0092957
IDENTIFICATION REFERENCE

95 AUG 25 AM 9:02
REGISTER
WILLIAMSON CO. TN.

$22.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9772 PG 912

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 55000.00
CON TX 203.50
PRFEE 1.00
MDEED 8.00
TOTAL 212.50
CHECK 212.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 4287

0092957
IDENTIF. ↑ REFERENCE

95 AUG 25 AM 9:02

REGISTER
DAVIDSON COUNTY, TN.

No. 945225