BOOK 9889 PG 819

93 DEC 15 PM 1:53

0132476

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
[illegible] ESCROW, INC.
[illegible] Westwood Drive, Suite 109
Nashville, TN 37211

New Owner:

SILAS P. GARDNER

2133 Quail Ridge Drive

Nashville, TN 37207

Send Tax Bills To:

FT MORTGAGE COMPANIES d/b/a
SUNBELT NATIONAL MORTGAGE
111 Westwood Place, # 109

Brentwood, TN 37027

Map & Parcel 32-9-89

WARRANTY DEED 3761 12/15 0101 03CHECK 414.15

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 consideration, the receipt and sufficiency of which is hereby acknowledged, we

DWIGHT PENNINGTON and wife, EVELYN JEANNE PENNINGTON

the GRANTORS herein, have this day bargained and sold, and do hereby sell, transfer and convey unto

SILAS P. GARDNER

the GRANTEES herein, their heirs and assigns, the following described tracts or parcels of land located in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 109 on the plan of Quail Ridge, Section 3 of record in Book 7900, page 160, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the southerly margin of Quail Ridge Drive, said point being a common front corner with Lot No. 108 on said Plan; thence continuing along the margin of Quail Ridge Drive in a southeasterly direction around a curve to the left with a radius of 751.54 feet a cord bearing of south 66 degrees 17 minutes 2 seconds east, a distance of 70.0 feet to a point; said point being the common front corner with Lot No. 110 on said Plan; thence leaving Quail Ridge Drive running in a southwesterly direction 241.76 feet to a point, said point being a common rear lot line with said Lot 110; thence running north 66 degrees 0 minutes 0 seconds west a distance of 99.32 feet to a point, said point being a common rear corner with Lot No. 108; thence running along the common boundary with said Lot 108 a distance of 264.78 feet to a point on the southern margin of Quail Ridge Drive, said point being point of beginning.

BEING the same property conveyed to Dwight Pennington by deed of record in Book 9708, page 525, said Register's Office.

This conveyance is made subject to any and all restrictions and easements of record in said Register's Office, especially to those restrictions of record in Book 8163, page 781, said Register's Office.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, their heirs, successors and assigns forever; and we do covenant with the said Grantees, their heirs, successors and assigns, that we are lawfully seized in fee of said land; that they have a good and perfect right to make this conveyance; that said land is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves our heirs and assigns to warrant and forever defend the title in and to said land against the lawful claims and demands of all person, whomsoever. Wherever used herein 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 on the date contained in the notary acknowledgement herein below.

Dwight Pennington

DWIGHT PENNINGTON

Evelyn Jeanne Pennington

EVELYN JEANNE PENNINGTON

STATE OF TENNESSEE COUNTY OF CHEATHAM

Personally appeared before me a notary public in and for said County and State, DWIGHT PENNINGTON and wife, EVELYN JEANNE PENNINGTON, the bargainors, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at PEGRAM, Tennessee, this 8th day of December, 1995.

PAMELA B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Notary Public

My Commission Expires: 6-13-98

My Commission Expires 6-13-98

STATE OF TENNESSEE COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transaction is $ 109,500.00

Affiant

Sworn and subscribed to before me this 8th day of December, 1995.

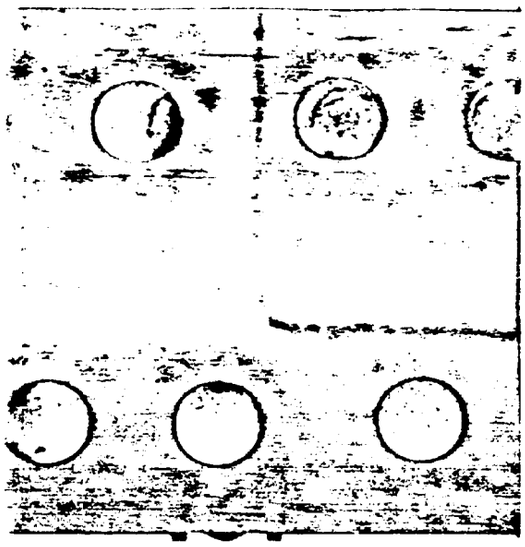
PAMELA B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Notary Public

My Commission Expires: 6-13-98

My Commission Expires 6-13-98





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9889 PG 821

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
109500.00
CON TX 405.15
PRFEE 1.00
MREED 8.00
TOTAL 414.15
CHECK 414.15

12/15/95 01 13:55 0001 8761

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0132476
IDENTIF. # REFERENCE

95 DEC 15 PM 1:53
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 987206