BOOK 9890 PG 658

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 37,100.00
Marty Penix
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
11 DAY OF December 19 95
Deanie L. Gregory
Notary Public
MY COMMISSION EXPIRES 5/23/98
(AFFIX SEAL)

Return To: THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW
Greater Nashville Title & Closing Company 223 Madison St., S. 102 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Marty Penix and Alma Penix	Same as New Owners	063 08 33.00
(NAME)	(NAME)	
511 Page Drive		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Larry L. Cravens and Charles A. Hayes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARTY PENIX AND WIFE, ALMA PENIX

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, beginning at the northwest corner of University Avenue and Capitol Street and running along the margin of University Avenue 134 feet to a point; thence west at right angles 75 feet to a point; thence along the margin of Capitol Street 75 feet to the point of beginning.

Being the same property conveyed to Larry L. Cravens and Charles A. Hayes by deed from Old Hickory Employees Credit Union of record in Book 5652, Page 46, Register's Office for Davidson County, Tennessee.

0132756
IDENTIFICATION REFERENCE

95 DEC 18 AM 11:23
FELIX Z. ... REGISTER
DAVIDSON COUNTY, T.N.

P056 12/18 0101 03CHECK 1 .27

This is unimproved ( ) improved (X) property, known as 414 Capitol Street Old Hickory TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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, and we 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 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 11 day of December 19 95

Larry L. Cravens

Larry L. Cravens

Charles A. Hayes

Charles A. Hayes

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9890 PG 659

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Larry L. Cravens and Charles A. Hayes

the bargainor s, 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 official seal at Madison Tennessee this 11 day of December 19 95

Commission expires 5/23/98

Leanie L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM:
Larry L. Cravens and
Charles A. Hayes

TO:
Marty Penix



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

RECEIVED OF _____

FOR _____

BOOK 9890 PG 660

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 37100.00	
			CON TX 137.27	
			PRFEE 1.00	
			WDEED 1.00	
			~~TOTAL 139.27~~	
			~~CHECK 139.27~~	
12/13/95	01	11:26 0001	9056	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VOID

		WDEED	1.00
		WDEED	8.00
		~~TOTAL~~	~~7.00~~
		~~CHECK~~	~~7.00~~
12/13/95	01	11:28 0001	9057

TOTAL 146.27

0132756
IDENTIF. & REFERENCE

95 DEC 18 AM 11:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 987494