BOOK 9932 PG 834

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,900.00

Kellie D. Crane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January 19 96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires March 27, 1999

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kellie D. Crane (NAME)	Tennessee Mortgage Corporation (NAME)	162-5-O-C-23.00
5515 Country Drive, #23 (ADDRESS)	139 Charter Place (ADDRESS)	5DU-55632
Nashville, TN 37211 (CITY) (STATE) (ZIP)	LaVergne, TN 37086 (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, Pamela M. Ryan Pennington and husband, James W. Pennington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kellie D. Crane, unmarried

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:

A certain condominium apartment in Davidson, Tennessee, BEING Unit No. 23 in Hickory Valley Condominium, Phase I, a horizontal property regime in Nashville, Tennessee, as shown on the Plan of Hickory Valley, of record in Book 4460, page 27, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Pamela M. Ryan, unmarried, by deed from Garland L. Petty and wife, Sally T. Petty, of record in Book 8731, Page 480, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 4460, page 27; restrictions of record in Book 4521, page 574, amended in Book 8466, page 263; By-Laws of record in Book 4521, page 582; all of record in the Register's office for Davidson County, Tennessee.

2994 01/31 0101 03CHECK 238.03

0145675 IDENTIF. ↑ REFERENCE

96 JAN 31 AM 11:19 FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 5515 Country Drive, #23, Nashville, TN 37211
(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 hand s this 26th day of January 19 96

Pamela M. Ryan Pennington
Pamela M. Ryan Pennington

James W. Pennington
James W. Pennington

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 Pamela M. Ryan Pennington and husband, James W. Pennington

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 Brentwood, Tennessee, this 26th day of January, 19 96

Commission expires 3-27-99

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires March 27, 1999

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, and 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

WARRANTY DEED

FROM

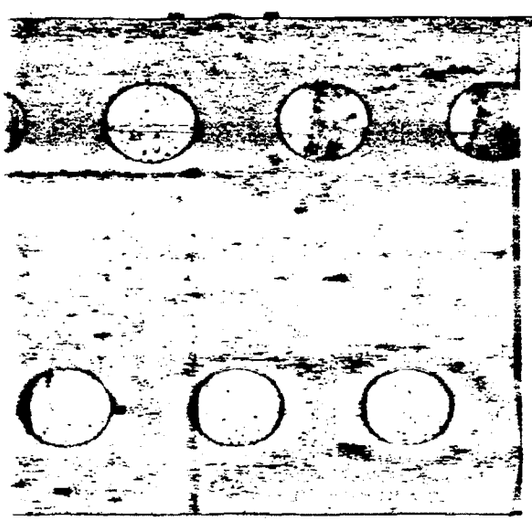
Pamela M. Ryan Pennington and husband, James W. Pennington

TO

Kellie D. Crane

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

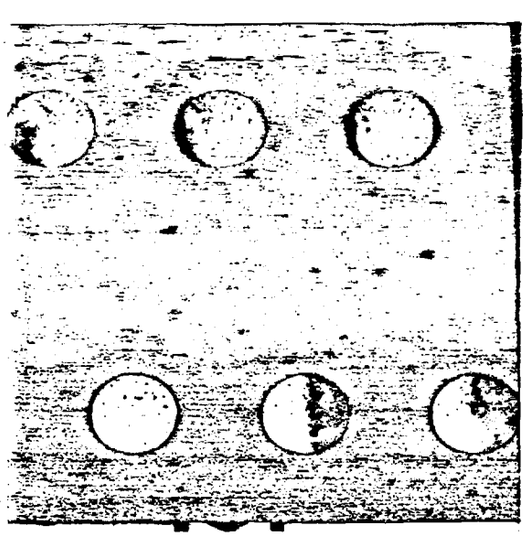
RECEIVED OF _____

FOR _____

BOOK 9932 PG 836

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 61900.00
CON TX 229.03
PRFEE 1.00
WDEED 8.00
TOTAL 238.03
CHECK 238.03

01/31/96 01 11:21 0001 2994

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0145675
IDENTIF. ↑ REFERENCE

96 JAN 31 AM 11:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001241