This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BK/PG 9942/525

ADDRESS NEW OWNER:
Thomas T. Pennington and Kathryn H. Pennington
2902 Woodlawn Drive
Nashville, Tennessee 37215

SEND TAX BILL:
To Owner

MORTGAGEE: NONE

MAP AND PARCEL:
MAP 117-2
GROUP
PARCEL 19

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, we, Richard D. Duncan Jr. and Gary William Duncan,(a/k/a Gary W. Duncan) hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas T. Pennington and wife, Kathryn H. Pennington, 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, being Lot No. 9 of Block 1 on the Map E.L. Hampton's Subdivision of the Stokes Tract, as of record in Book 974, page 24, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 9 fronts 95 feet on the westerly side of Woodlawn Avenue and runs back 205.3 feet on the northerly line and 219 feet on the southerly line to a dead line, measuring 95 feet thereon.
>
> Being the same property conveyed to Richard Dean Duncan and wife, Willie G. Duncan, by deed from Sam F. Coleman and wife, Darthea Tucker Coleman, of record in Book 1151, page 192, Register's Office for Davidson County, Tennessee. The said Richard Dean Duncan and wife, Willie Gleaves Duncan having since died, she having predeceased him, and he having died testate, devising said property to Richard Dean Duncan, Jr. and Gary William Duncan, by will of record in Will Book 278, page 327, Probate Court of Davidson County, Tennessee.
>
> **THIS IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.**

This is improved property known as 2902 Woodlawn Drive, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1996 Metropolitan Government Property taxes which are not yet due and payable and subsequent years thereafter.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas T. Pennington and wife, Kathryn H. Pennington, their heirs and assigns, forever; and we, Richard D. Duncan Jr. and Gary William Duncan, (a/k/a Gary W. Duncan) 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 6th day of February, 1996.

Richard D. Duncan Jr.

Gary William Duncan By: Richard D. Duncan Jr., Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard D. Duncan, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of February, 1996.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: 5-5-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Richard D. Duncan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Gary William Duncan (a/k/a Gary W. Duncan), as his Attorney-In-Fact, as the free act and deed of the within named Gary William Duncan (a/k/a Gary W. Duncan). Witness my hand and official seal at Nashville, Tennessee, this the 6th day of February, 1996.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: 5-5-99

The actual value or consideration, whichever is greater, for this transfer is $ 166,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of February, 1996.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC
My Commission Expires:

96 FEB -8 A 11:53
FILED FOR REGISTRATION
DAVIDSON COUNTY, TN.

5999 02/08 0101 03CHECK 623.20

011513
IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9942 PG 527

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

	166000.00
CON TX	614.20
PRFEE	1.00
WDEED	8.00
TOTAL	623.20
CHECK	623.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5999

0148513

IDENTIFICATION REFERENCE

98 FEB -8 AM 10:53

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1004215