Box 44 **THIS INSTRUMENT PREPARED BY:** **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $227,500.00. Affiant Subscribed and sworn to before me, this 15th day of May, 1996. Notary Public My Commission Expires: 5/23/98

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Lawrence C. Tant 2902 Woodlawn Nashville, TN 37205	SAME	117-2-019 7DA 03815

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS T. PENNINGTON AND WIFE, KATHRYN H. PENNINGTON,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **LAWRENCE C. TANT,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 of Block 1 on the Map of 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 Thomas T. Pennington and wife, Kathryn H. Pennington, by deed from Richard D. Duncan, Jr., and Gary William Duncan (a/k/a Gary W. Duncan), of record in Book 9942, page 525, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee, and all matters which an accurate survey of the property would disclose. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as 2902 Woodlawn, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15 day of May, 1996.

Thomas T. Pennington

Kathryn H. Pennington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS T. PENNINGTON,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of May, 1996.

Notary Public

My Commission Expires: 5/23/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHRYN H. PENNINGTON,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

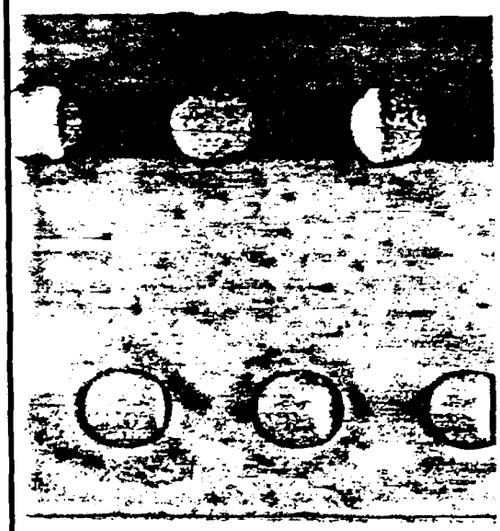
WITNESS my hand, at office, this 15th day of May, 1996.

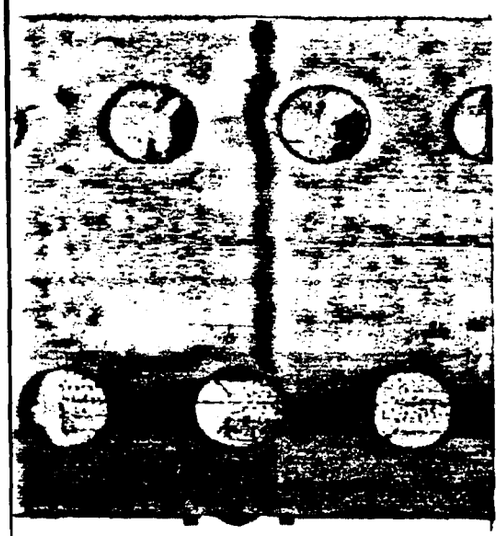
Notary Public

My Commission Expires: 5/23/98

IDENTIF. & REFERENCE 0182558

0050771.01





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

RECEIVED OF _____

FOR _____

BOOK 10052 PG 384

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	
	227500.00
CON TX	341.75
PRFEE	1.00
WDEED	8.00
TOTAL	850.75
CHECK	850.75

05/16/96 01 16:05 0001 2500

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0182558
IDENTIF. ↑ REFERENCE

95 MAY 16 PM 4:02

REGISTER
DAVIDSON COUNTY, TN.

No. 1040462