BOOK 10196 PG 657

THIS INSTRUMENT PREPARED BY:
LIBERTY ESCROW, INC.
417 Welshwood Drive, Suite 109
Nashville, TN 37211

mail

Address New Owner As:
Mr. & Mrs. George M. Urrutia
4709 Indian Summer Drive
Nashville, TN 37207

Send Tax Bills To:
FT Mortgage Companies d/b/a
Sunbelt National Mortgage
111 Westwood Place, Suite 109
Brentwood, TN 37027

Map & Parcel Map 32 - 9 Parcel 102

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, 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 have this day bargained and sold and do hereby sell, transfer and convey unto Geroge M. Urrutia and wife, Beatrice V. Urrutia the GRANTEES herein, their heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 140 on the Plan of Quail Ridge, Section Three, of record in Book 7900, page 160, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Dwight Pennington by deed of record in Book 10015, page 493, said Register's Office. Evelyn Jeanne Pennington, wife of Dwight Pennington, joins in this conveyance for the express purpose of conveying her marital interest in said property.

96 SEP 19 PM 1:41
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0227105
IDENTIF. & REFERENCE

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 MY HAND on the date contained in the notary acknowledgement below.

X Dwight Pennington
Dwight Pennington

X 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 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Greasy View, Tennessee, this 13th day of September 1996.

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

Patsi B Gregory
Notary Public

My commission expires: 6-13-98

STATE OF TENNESSEE COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transaction is 123,700.00.

Affiant

Sworn to and subscribed to before me this 13th day of September, 1996.

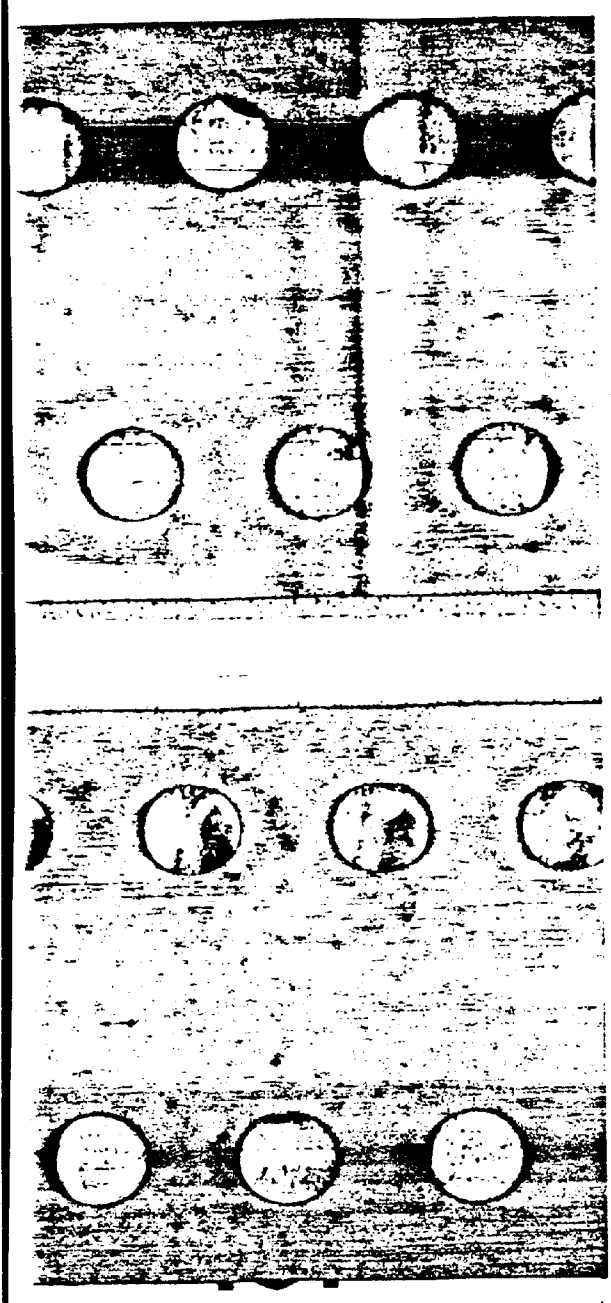
Patsi B Gregory
Notary Public

My commission expires:
6-13-98

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

My Commission Expires 6-13-98

044B 09/19 0101 03CHECK 466.69



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10196 PG 659

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	
				123700.00
			CON TX	457.69
			PRFEE	1.00
			WDEED	8.00
			TOTAL	466.69
			CHECK	466.69
09/19/96	01		13:45 0001	0448

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227105

IDENTIF. ↑ REFERENCE

96 SEP 19 PM 1:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1032872