BOOK 10201 PG 821

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 44,000.00

Affiant

Subscribed and sworn to before me, this 20th day of September 1996

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
LLOYD STINNETT 414 Capital Street Old Hickory, Tennessee 37138	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 63-8 PARCEL 33

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY FOUR THOUSAND AND NO/100---------- ($ 44,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we , MARTY PENIX AND WIFE, ALMA PENIX hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LLOYD STINNETT, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING parts of Lots Nos. 26, 28, 30, 32, 34 and 36 of Block "W" on the Map of Hadley's Bend City of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, and more particulary described as follows:

BEGINNING at the northwest corner of University Avenue and Capitol Street and running along the margin of University Avenue 134.0 feet to a point; thence west at right angles 75.0 feet to a point; thence at right angles south 134.0 feet to the margin of Capitol Street; thence along the margin of Capitol Street 75.0 feet to the point of beginning.

BEING the same property conveyed to Marty Penix and wife, Alma Penix, by deed from Larry L. Cravens and Charles A. Hayes, of record in Book 9890, page 658, Register's Office for Davidson County, Tennessee.

This is improved property known as 414 Capital Street, Old Hickory, Tennessee 37138

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.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Pts of Lots in Block "W" Hadley's Bend City of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 20th day of September, 19 96.

Marty Penix
MARTY PENIX

Alma Penix
ALMA PENIX

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 MARTY PENIX AND WIFE, ALMA PENIX, 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 this 20th day of September, 1996.

Mitchell A Watts
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

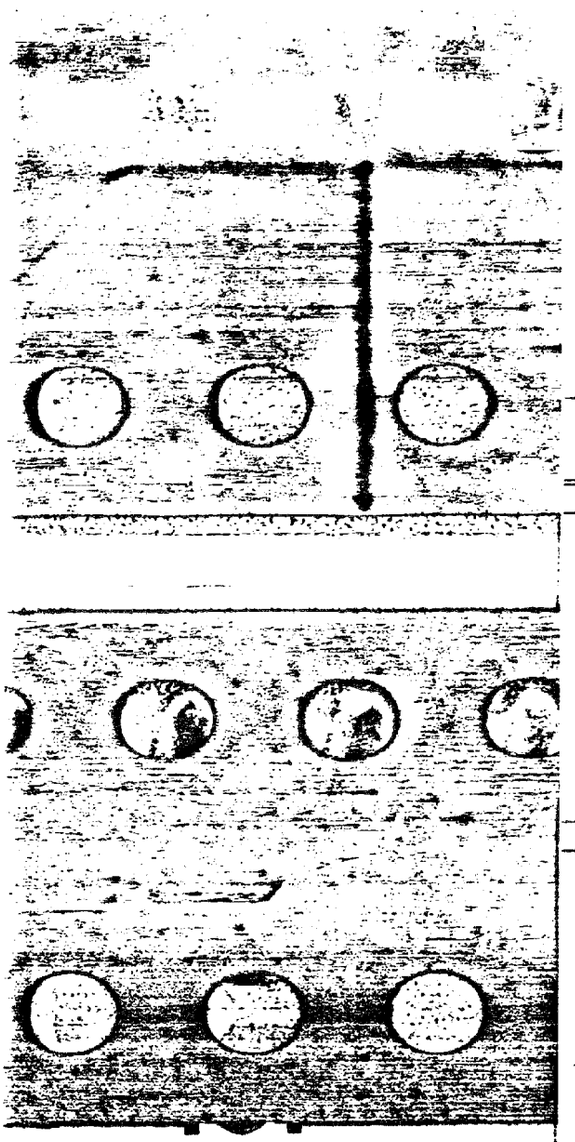
My Commission Expires: _____

Notary Public

0228883
IDENTIF. ↑ REFERENCE

96 SEP 25 AM 9:03
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2368 09/25 0101 03CHECK 171.80



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

RECEIVED OF _____

FOR _____

BOOK 10201 PG 823

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 44000.00
				CON TX 162.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 171.80
				CHECK 171.80
09/25/96	01			09:04 0001 2368

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0228883 IDENTIF. ↑ REFERENCE

96 SEP 25 AM 9:03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034771