OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10294 PG 158

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th DAY OF December, 19 96.

NOTARY PUBLIC

My Commission expires: 1-29-2000

THIS INSTRUMENT PREPARED BY
T. LARRY EDMONDSON, ATTORNEY AT LAW
SECOND FLOOR, 808 BROADWAY, NASHVILLE, TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Charles E. Pennington et ux	Same	60-12-104
(NAME)	(NAME)	
229 Capitol View Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we James Luther Cole, a married person and Janie Louise Richards, as sole beneficiaries under the Last Will & Testament of Myrtle B. Cole; the said Janie Louise Richards a/k/a Janie Louise Parker having since died, intestate, leaving as her heirs-at-law, Aubrey Parker, an unmarried person, Jimmy Wrye, a married person, Janice Bryant, * hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Charles E. Pennington and wife, Willa Faye Pennington

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

*an unmarried person and Tommy Richards, a married person

SEE ATTACHED EXHIBIT "A"

6892 12/18 0101 03CHECK 91.00

0256893
IDENTIF. & REFERENCE

96 DEC 18 PM 12:19
FELIX A. MCLAUGHLIN REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 227 Capitol View Drive, Nashville, TN 37207
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 1 day of December, 19 96.

James Luther Cole
James Luther Cole

Tommy Richards
Aubrey Parker

Jimmy Wrye

Janice Bryant

INDIVIDUAL ACKNOWLEDGMENTS:

BK/10294/159

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James Luther Cole

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of Dec, 1996.

My Commission expires:
Sept 15 1999

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Aubrey Parker

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7 day of Dec, 1996.

My Commission expires:
Sept 15 1999

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Janice Bryant

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7 day of Dec, 1996.

My Commission expires:
Sept 15 1999

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ___, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

REC

OFF

10294 160

STATE OF FLORIDA
COUNTY OF Palm Bch

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Tommy Richards, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1 day of Dec, 1996.

Glenda Segasser
NOTARY PUBLIC
GLENDA SEGASSER
COMMISSION # CC 432728
EXPIRES JAN 9,1999
BONDED THRU
ATLANTIC BONDING CO., INC.

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jimmy Wrye, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of Dec, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept 12 1999

EXHIBIT "A"

BK 10294 PG 161

Being the westerly 65 feet of the southerly 200 feet of Lot No. 15 on the Plan of Joywood Heights, Section No. 3, not of record, described according to a survey made by F. H. Turner Co., Engineers, January 15, 1948, as follows:

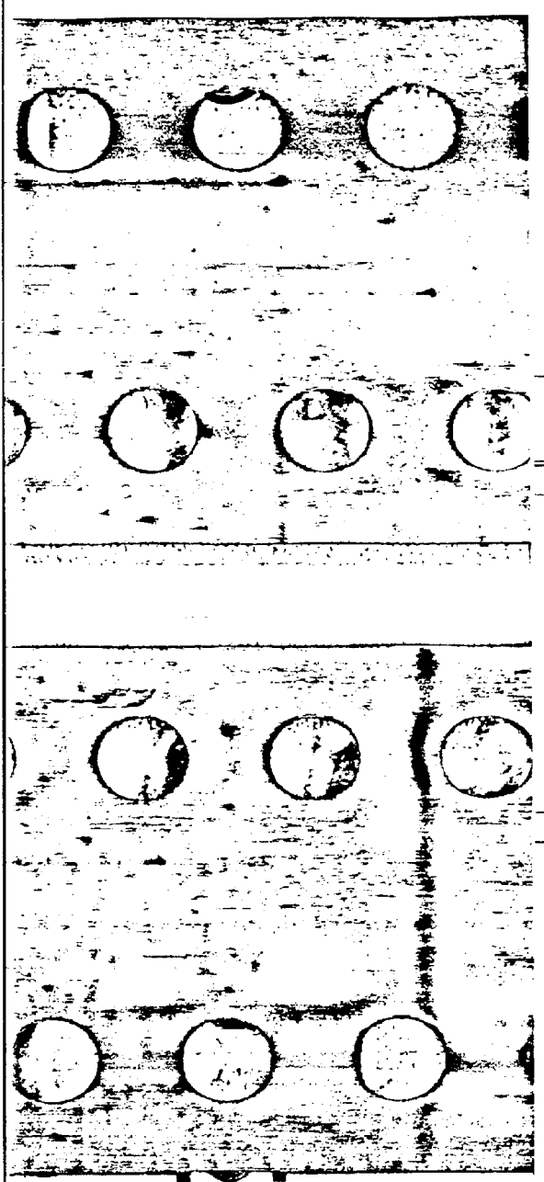
Beginning on the northerly margin of Capitol View Avenue at a point 65 feet west of the southwest corner of the presently conveyed to Dorris E. Smithson and wife, by deed from T. N. Street and wife, of record in Book 2195, Page 194, Register's Office for said County; thence north 4 deg. 30' east 200 feet; thence westwardly 65 feet to the line between lots Nos. 15 and 16; thence with the line between said two lots south 4 deg. 30' west 200 feet to the northerly margin of Capitol View Avenue; thence with said Avenue eastwardly 65 feet to the beginning.

Being the same property conveyed to James O. Cole and wife, Myrtle B. Cole by deed from Beulah Mai Street of record in Book 2245, Page 218, Register's Office for Davidson County, Tennessee.

The said James O. Cole predeceasing the said Myrtle B. Cole who left a Last Will and Testament dated March 14, 1963 of record in Book 8009, Page 146, Register's Office for Davidson County, Tennessee, leaving said property to James Luther Cole and Janice Louise Richards. The said Janie Louise Richards a/k/a Janie Louise Parker, having since died on January 12, 1995, intestate, leaving as her heirs-at-law her husband, Aubrey Parker, son Jimmy Wrye, daughter, Janice Bryant and son, Tommy Richards, by Affidavit of Heirship of record in Book 10294, Page 157, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantors.

This conveyance is made subject to any and all existing easements and restrictions of record in the Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

FROM 10294 PG 162

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 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 16.00
TOTAL 91.00
CHECK 91.00

12/18/96 01 12:19 0001 6892

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256893 IDENTIF. ↑ REFERENCE

96 DEC 18 PM 12:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1099490