**BOX 44**

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $475,000.00.<br><br>**Affiant**<br><br>Subscribed and sworn to before me, this 30th day of April, 1997.<br><br>Notary Public<br><br>My Commission Expires: 4/27/99 |

NOTARY PUBLIC AT LARGE

Address New Owner As Follows:
Jay A. Werkhaven and wife,
Sherri W. Werkhaven
3906 Kimpalong Avenue
Nashville, TN 37205

Send Tax Bills To:
SunTrust Bank, Nashville, N.A.
P. O. Box 100100
Atlanta, GA 30348

Map-Parcel Number:
103-16-071
7DA 03225

**WARRANTY DEED** 5370 04/30 0101 03CHECK 1766.50

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, 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 **JAY A. WERKHAVEN AND WIFE, SHERRI W. WERKHAVEN,** hereinafter called the Grantees, their 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. 1 on the Plan of Kimpalong Place Resubdivision of Lots Nos. 35 and 36 of record in Book 4060, page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 85 feet on the northerly side of Kimpalong Avenue and extends back between parallel lines 175 feet to a dead line.

Being part of the same property conveyed to Thomas T. Pennington and wife, Kathryn H. Pennington by deed from James A. Rawls and wife, Donna J. Rawls, of record in Book 9441, page 481, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

This conveyance is made subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Easement for sanitary sewers and/or storm drainage of record in Book 4058, page 874, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 4060, page 142, Register's Office for said County.

This is improved property known as 3906 Kimpalong Avenue, 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 Grantees, their heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 30th day of April, 1997.

Thomas T. Pennington

Kathryn H. Pennington

02299719
IDENTIFICATION REFERENCE

APR 30 PM 3:34
REGISTER
DAVIDSON COUNTY, TN

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 30th day of April, 1997.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 11/27/97

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

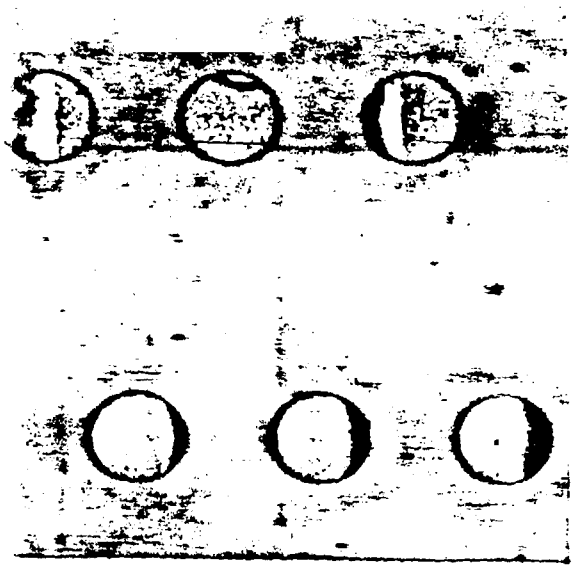
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHRYN H. PENNINGTON,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 30th day of April, 1997.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 11/27/97



# OFFICIAL RECEIPT

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

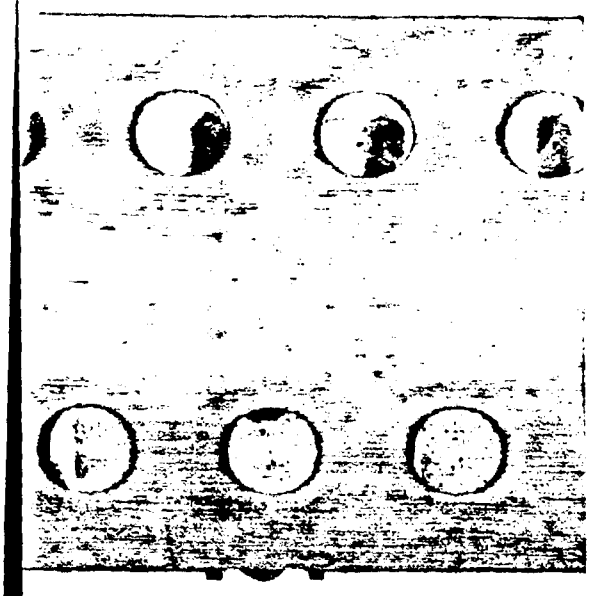
RECEIVED OF _____

FOR _____

BOOK 10435 PG 544

| | | |
|---|---|---|
| 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 | 475000.00 |
| | | | CON TX | 1757.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 1766.50 |
| | | | CHECK | 1766.50 |
| 04/30/97 | 01 | | 15:39 0001 | 5370 |



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02997 19
IDENTIFICATION REFERENCE

97 APR 30 PM 3:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1145468