0387467

IDENTIF. & REFERENCE

MAIL ENV.

98 JAN -6 PM 3:50

REGISTER

THIS INSTRUMENT PREPARED BY:

Liberty Escrow, Inc.
3918 Dickerson Road, Suite 107
Nashville, TN 37207

Address New Owner As:

Mary E. Pohlman Seitz
2201 Quail Ridge Drive
Nashville, TN 37207

Send Tax Bills To:

New South Federal Savings Bank
1900 Crestwood Boulevard
Birmingham, AL 35210-2034

Map & Parcel: Map 32-9 Parcel 119

BOOK 10748 PG 554

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I,

DWIGHT PENNINGTON

the GRANTOR herein, have this day bargained and sold and do hereby sell, transfer and convey unto

MARY E. POHLMAN SEITZ, and husband, PATRICK L. SEITZ,

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. 180 on the Plan of Quail Ridge, Section Four, as of record in Book 7900, page 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Dwight Pennington by deed of record in Book 10495, page 727, Register's Office for Davidson County, Tennessee.

EVELYN J. PENNINGTON, wife of Dwight Pennington, joins herein for the express purpose of conveying any right title or interest she might have in the property by virtue of her marriage.

THIS conveyance is subject to restrictions of record in Book 8163, page 781, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 2201 Quail Ridge Drive
Nashville, Tennessee 37207

01/06/98 0101 03CHECK 534.40

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 persons, 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 our hands on the date contained in the notary acknowledgment herein below.

X Dwight Pennington
Dwight Pennington

X Evelyn J. Pennington
Evelyn J. Pennington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a notary public in and for said County and State, DWIGHT PENNINGTON and wife, EVELYN J. PENNINGTON, the bargainor(s), with whom I am personally acquainted, (or whom proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of November, 1997.

My Commission Expires:
6/13/98

Patsi B. Gregg
NOTARY PUBLIC

ROBERTSON C
My Commission E

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transaction is $ 142,000.00

Mary E. Pennington Seitz
AFFIANT

Sworn and subscribed to before me this 21st day of November, 1997.

My Commission Expires:
6/13/98

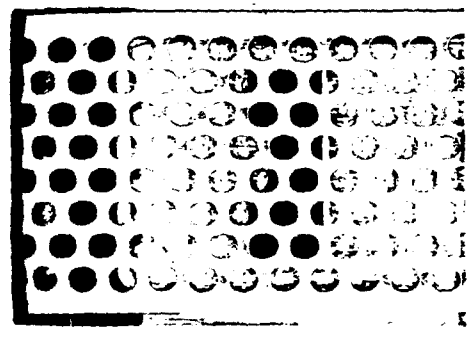
Patsi B. Gregg
NOTARY PUBLIC

ROBERTSON
My Commis

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

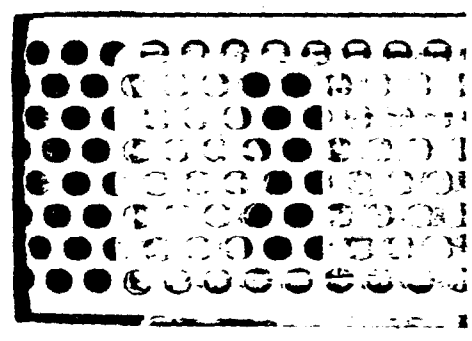
BOOK 10748 PG 556

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
142000.00
BK BANK 525.40
PRFEE 1.00
WDEED 8.00
TOTAL 534.40
CHECK 534.40
01/06/98 01 15:53 0001 9136

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0387467
IDENTIF. & REFERENCE
98 JAN -6 PM 3:49
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1239813