0423571

IDENTIF. ↑ REFERENCE

MAIL ENV.

PREPARED BY AND RETURN TO:

Lender's Title & Escrow LLC
783 Old Hickory Blvd. Suite 103/East
Brentwood, TN 37027
Ph. (615) 376-2261 Fax (615) 376-2265

98 APR -8 PM 3:58

REGISTER
DAVIDSON COUNTY, TN.

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jonathan B. Pennington, Trustee Of The 1983 Jefferson C. Pennington Trust % Thomas Pennington, Esq. Manier & Herod First Union Tower, Suite 2200 150 4th Avenue North Nashville, Tennessee 37219	same as addressee BOOK 10879 PG 748

TAX MAP - PARCEL NUMBERS: 141-00-0-110.00

WARRANTY DEED

THIS DEED, made and entered into this the 2nd day of April, 1998, by and between SCENIC RIVER FARMS, INC., a Tennessee Corporation, hereinafter referred to as the Grantor, and JONATHAN B. PENNINGTON, TRUSTEE OF THE 1983 JEFFERSON C. PENNINGTON TRUST, hereinafter referred to as the Grantee;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Grantor has bargained and sold and does hereby grant and convey unto the Grantee, its successors and assigns, with covenants of general warranty of title, the following described property located in Davidson County, Tennessee:

BEING LOT NO. 3, Scenic River Farms as shown on the survey of Jesse Walker, Licensed Surveyor, dated June 30, 1993, and recorded in Book 9244, page 778, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED to Scenic River Frams (Farms), Inc., by Quitclaim Deed from Heart-Felt Greetings, Inc., a Tennessee Corporation, of record in Book 9699, page 823, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, forever.

The Grantor, for itself, its successors and assigns, does hereby covenant that it is lawfully seized and possessed of the property hereby conveyed; has a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that it will execute such further assurances of title as may be reasonably required, and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties hereto that all taxes for the year 1998 shall be prorated with the Grantor paying its prorata share to the Grantee who will be responsible for payment as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signatures on this day and year first above written.

Grantors: SCENIC RIVER FARMS, INC.

By: James Ed Smith, President
James Ed Smith, President

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named James Ed Smith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Scenic River Farms, Inc., a Tennessee Corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal, this the 2nd day of April, 1998.

My commission expires:
March 17, 2002

Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $75,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this the 2nd day of April, 1998.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 2nd day of April, 1998.

My commission expires:
March 17, 2002

Notary Public

1991 04/08 0101 03CHECK 286.50

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

RECEIVED OF _____

FOR _____

BOOK 10879 PG 750

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

04/08/98 01 15:58 0001 1991

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0423571
IDENTIF. & REFERENCE

98 APR -8 PM 3:58

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 1278175