File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 10984 PG 14

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

15596

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KEVIN PENNEY (NAME)	GREENPOINT MORTGAGE CORP. (NAME)	144-14
6140 Chickering Court (STREET ADDRESS OR ROUTE NUMBER)	5032 Parkway Plaza Blvd., Bld. 8 (STREET ADDRESS)	20
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Charlotte, NC 28217 (CITY) (STATE) (ZIP)	FH4050

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, SAMUEL C. ASHCROFT AND WIFE, ETHEL T. ASHCROFT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN PENNEY AND WIFE, PATRICIA A. PENNEY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Chickering Valley, as of record in Plat Book 2331, page 121 thru 123, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Samuel C. Ashcroft and wife, Ethel T. Ashcroft by deed from Ernest B. Franklin, Jr. and wife, Corinne S. Franklin of record in Book 5330, page 223, said Register's Office.

This convyenace is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 2331, pages 121 thru 123, said Register's Office.

0452724

IDENTIF. ↑ REFERENCE

98 JUN 19 AM 10:54

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

3128 06/19 0101 03CHECK 930.30

unimproved ( )
This is improved (XX) property, known as 6140 Chickering Court, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do 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 we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of June, 19 98

Samuel C. Ashcroft
SAMUEL C. ASHCROFT

Ethel T. Ashcroft
ETHEL T. ASHCROFT

BOOK 10984 PG 15

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL C. ASHCROFT AND WIFE, ETHEL T. ASHCROFT

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 16th day of June, 19 98.

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 19 98.

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

SAMUEL C. ASHCROFT AND WIFE, ETHEL T. ASHCROFT

TO

KEVIN PENNEY

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10984 PG 16

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
249000.00
CON TX 921.30
PRFEE 1.00
WDEED 8.00
TOTAL 930.30
CHECK 930.30
06/19/98 01 10:54 0001 3128

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 JUN 19 AM 10:55
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0452724
IDENTIF. REFERENCE

No. 1603963