0470897

IDENTIF. & REFERENCE

After Recording Return To:
Residential Title & Escrow Corp.
599 W. Sam Ridley Parkway, Suite 107
Smyrna, Tennessee 37167

BOOK 11051 PAGE 967

98 AUG -4 PM 4:16

REGISTER
DAVIDSON COUNTY, TN.

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **TQC, L.P., a partnership composed of Connelly Brown and David Hood Jr.** , (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto, **WILLIAM WEST and KATHY PENNINGTON, as joint tenants with rights of survivorship** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Apache Hills, Section 3, as of record in Book 4175, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TQC, L.P. by Quitclaim Deed from Tennessee Quick Cash, Inc., dated March 27, 1998, recorded April 23, 1998, in Book 10897, page 712, Register's Office of Davidson County, Tennessee. Also acquired by deed of record in Book 10699, page 227, said Register's Office.

This conveyance is made subject to matters shown on plan of record in Book 4175, page 09; and restrictive covenants of record inBook 4225, page 657; Book 4361, page 162; and Book 4454, page 301; all in the Register's Office for Davidson County, Tennessee, and to any and all existing easements and restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 31st day of July, 1998.

TQC, L.P.

By: Connelly Brown
Connelly Brown

By: David Hood Jr.
David Hood Jr.

2551 08/04 01:01 03CHECK 443.90

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Connelly Brown and David Hood Jr., who acknowledged themselves to be partners of TQC, L.P., the within named bargainor, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 31ST day of July 1998.

Notary Public
My Commission Expires: 12-11-2001

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 117,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31ST day of July, 1998.

Notary Public
My Commission Expires: 12-11-2001

MAP AND PARCEL NUMBERS: Map 148-15 Parcel 26.00

ADDRESS NEW OWNER:
William West and Kathy Pennington
4816 Cimarron Way
Nashville, TN 37211

SEND TAX BILLS TO:
HomeComings Financial Network
6525 Morrison Blvd. Suite 102
Charlotte,NC 28211

THIS INSTRUMENT PREPARED BY:
Residential Title & Escrow Corp.
599 W. Sam Ridley Parkway, Suite 107
Smyrna, Tennessee 37167
~~File # Type in file number~~
98c70284

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11051 PAGE 969

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	
				117000.00
			CON TX	432.90
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	443.90
			CHECK	443.90
08/04/98	01		16:17 0001	2551

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04708897

IDENTIFICATION

98 AUG -4 PM 4:16

REGISTER

DAVIDSON COUNTY, TN.

No. 1328148