BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $170,000.00. Kathryn H. Pennington **Affiant** Subscribed and sworn to before me, this 17th day of September, 1998. Notary Public My Commission Expires: 11/27/99

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Thomas T. Pennington and wife, Kathryn H. Pennington 3700 Richland Avenue Nashville, TN 37205	SAME	Map 130-09-081 7DZ 31210

98 SEP 17 PM 3:46
ELIA ... REGISTER
DAVIDSON COUNTY, TN.

0489050

... REFERENCE

WARRANTY DEED

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, **FRANCINE E. LEVINE, as surviving tenant by the entirety,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **THOMAS T. PENNINGTON AND WIFE, KATHRYN H. PENNINGTON,** 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. 4 on the Plan of Warner Courts, as of record in Book 2083, page 97, Register's Office for said County.

Said Lot No. 4 fronts 106.45 feet on the west side of Maybelle Lane and runs back between lines 163.9 feet on the southerly line and 174.5 feet on the northerly line and along the southerly margin of an unnamed private road to a dead line on which it measures 155.2 feet.

Being the same property conveyed to David J. Levine and wife, Francine E. Levine, by deed from Lawrence V. McKinney, Jr., and wife, Constance L. McKinney, of record in Book 2283, page 347, Register's Office for Davidson County, Tennessee; the said David J. Levine having since died.

It is hereby ageed and understood that Francine P. Levine and Francine E. Levine, are one and the same person.

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

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 2083, page 97, Register's Office for said County.

2. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6581, page 149, Register's Office for said County.

This is improved property known as 301 Maybelle Lane, 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 I covenant with the said Grantees that I am 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 myself, my 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 17th day of September, 1998.

Francine E. Levine

Francine E. Levine

By: Gina L. Kosser, Attorney-in-fact

Gina L. Kosser, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GINA L. KOSSER,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact** 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 17th day of September, 1998.

Notary Public

My Commission Expires: 11/27/99

20085 09/17 0101 03CHECK 640.00

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

RECEIVED OF _____

FOR _____

BOOK 11116 PAGE 743

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	170000.00
CON TX	629.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	640.00
CHECK	640.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 2085

0489050
IDENTIFICATION REFERENCE

98 SEP 17 PM 3:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 134745