THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

File No: 00291847

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James D. Summers	SouthTrust Mtg Corp	Map 103-12
[NAME]	[NAME]	
3806 Princeton Avenue	P.O. Box 532060	Parcel 264
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37205	Birmingham, AL 35203-2060	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

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FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

James H. Penrod, Mark T. Penrod and Terry Paul Penrod, Heirs at Law of Lucille Penrod, deceased and Paul E. Penrod, deceased

have this day bargained and sold, and do hereby transfer and convey unto the said James D. Summers, and James R. Hammon, both unmarried joint tenants with right of survivorship

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Williamson } The actual consideration or value which ever is greater, for this transfer is $ 168,500.00

Subscribed and sworn to before me, this the 14TH day of JUNE, 19 99

My Commission Expires: 09/08/01
[Affix Seal]

Affiant

Notary Public
Linda V. Jones

unimproved ( )
This is improved (X) property known as 3806 Princeton Avenue, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 14TH day of JUNE, 19 99, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James H. Penrod, by Thomas H. Ware his Attorney in Fact

Mark T. Penrod, by Thomas H. Ware his Attorney in Fact

Terry Paul Penrod, by Thomas H. Ware, his Attorney in Fact

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 50 feet of lot 391, on the Plan of Richland Realty Company's Division "C", of record in Plat Book 421, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mamie S. Brennan, by deed from City Realty Company, a Tennessee Corporation, of record in Book 982, page 118, Register's Office for Davidson County, Tennessee. Also being the same property devised to Lucille Penrod and Paul E. Penrod as tenants in common under the will of Mamie S. Brennan of record in Will Book 118, page 72, probated September 15, 1976, Probate #63371.

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas H. Ware, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of James H. Penrod, Mark T. Penrod and Terry Paul Penrod, and who acknowledged that he executed the same as the free act and deed of said James H. Penrod, Mark T. Penrod and Terry Paul Penrod.

Witness my hand, at Nashville Tennessee, this 14th day of June, 1999.

Notary Public

My commission expires: _____

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires SEPT. 8, 2001

06085519

RECORDED AS REFERENCE

99 JUL -7 AM 7:56

ELLIOTT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

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0608519

IDENTIFICATION REFERENCE

99 JUL -7 AM 7:57

REGISTER
DAVIDSON COUNTY, TN.

CASH
[illegible] 1400[illegible].00
[illegible] 433.45
FEE[illegible] 1.00
[illegible]TER 3.00
CFEE 2.00
TOTAL 434.45
CHECK 434.45
[illegible] 01 07FEB 2001 9:51

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1487439