BOOK 11599 PAGE 442

STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,500.00

Monty Pennington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

26th DAY OF July , 1999

Notary Public

MY COMMISSION EXPIRES 9-28-02

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Monty Pennington and Darlene D. Pennington, husband and wife (NAME)	Southeastern Mortgage of Tennessee, Inc. (NAME)	52-11-22
209 Peeler Trail (STREET ADDRESS OR ROUTE NUMBER)	115 29th Avenue South (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37212 (CITY)(STATE) (ZIP)	

0269 08/02 0101 03CHECK 360.95

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, WE, Deborah L. Plank, a single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monty Pennington and Darlene D. Pennington, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 209 Peeler Trail, Madison, TN 37115.

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 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 and representatives, 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 persons whomsoever. 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 my/our hand(s) this 26th day of July, 1999.

Deborah L. Plank
Deborah L. Plank

99 AUG -2 PM 1:39
BILL GAY REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

061888

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Deborah L. Plank, a single woman the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 26th day of July, 1999.

Commission expires 9-28-02

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Before me, the undersigned , a Notary Public within and for the State and County aforesaid, personally appeared Deborah L. Plank, a single woman and _____ with whom I am personally acquainted and who upon (his/their several oaths) acknowledged (himself/themselves) to be the _____ _____ and _____ respectively of the _____ _____ the within named bargainor, a corporation, and that (he/they) as such _____ _____ and _____ , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ ___ as such _____ , and attesting the same by the said _____ as such _____

Witness my hand and official seal at office on this the 26th day of July, 1999.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ _____, attorney-in-fact for _____, 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 attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of July, 1999.

My Commission Expires:_____

_____
Notary Public

mul

Prepared by &
Return to Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 38, on the plan of Madison Heights, Section II, Part III, as shown on plat of record in Book 2083, Page 98, in the Register's Office of Davidson County, Tennessee and described as follows:

Beginning at a point on the northerly margin of Peeler Trail, said point being the common corner of Lots Nos. 38 and 39 of said Subdivision, and said point being located 118.3 feet westerly from a concrete monument located on the northerly side of Peeler Trail at the east line of said subdivision; thence northerly with the dividing line between said lots Nos. 38 and 39, 229.4 feet to a point on the rear line of said subdivision; thence North 81 degrees 27 minutes East 185.0 feet to a concrete monument at the northeast corner of said subdivision; thence South 5 degrees 07 minutes West 150 feet to a concrete monument; thence continuing South 22 degrees 04 minutes West 139.83 feet to a concrete monument on the northerly margin of Peeler Trail; thence westerly with the northerly margin of Peeler Trail 118.3 feet to the point of beginning.

Being the same property conveyed to Deborah L. Plank, a single woman , by Deed of Record in Book 9463, Page 790, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

06118868

IDENTIF. ↑ REFERENCE

99 AUG -2 PM 1:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	93500.00
CON TX	345.95
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	360.95
CHECK	360.95

08/02/99 01 13:43 0001 0269

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1498495