14-1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 585,000.00

Edward A. Prater
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF October 19 99

Notary Public

MY COMMISSION EXPIRES: 5/27/01
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102,

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
EDWARD A. PRATER	NEW OWNER	MAP 116-10
(NAME)	(NAME)	
205 Jackson Boulevard		PARCEL 082
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		F.B.#: BM-06430
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, JEFFERSON C. PENNINGTON, JR. AND WIFE, JEAN L. PENNINGTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD A. PRATER AND WIFE, AMY L. PRATER

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:

LAND in Davidson County, Tennessee, being the northerly one-half of Lot No. 18 in A. M. Bransford's Subdivision of Lots Nos. 29, 30, 31, 32, 33, 34 and 45, in First Belle Meade Subdivision, a plan of which is recorded in Book 421, Page 139, Register's Office for Davidson County, Tennessee.

SAID northerly one-half of said Lot No. 18 fronts 100 feet on the southerly side of Jackson Boulevard and runs back between parallel lines, 201 feet on its easterly margin and 196.5 feet on its westerly margin, to a dead line.

BEING the same property conveyed to Jefferson C. Pennington, Jr., and wife, Sandra L. Pennington, by Deed from J. Holmes Anderson, a widower, of record in Book 5591, Page 133, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree of record in Minutes Book 167C, Page 2505 & File No. 86D-3710, in the Fourth Circuit Court for said County. The said Sandra L. Pennington having since conveyed her interest in said property to Jefferson C. Pennington, Jr., by Quitclaim Deed of record in Book 7474, Page 449, said Register's Office. The said Jefferson C. Pennington, Jr., having since remarried.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public

CONTINUED

This is unimproved ( ) improved (X) property, known as 205 Jackson Boulevard, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hand s this 12th day of October 1999

Jefferson C. Pennington, Jr.
JEFFERSON C. PENNINGTON, JR.

Jean L. Pennington
JEAN L. PENNINGTON

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEFFERSON C. PENNINGTON, JR. AND WIFE, JEAN L. PENNINGTON

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 12th day of October 1999

Commission expires 5/28/03

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Jean L. Pennington, spouse of the above named Jefferson C. Pennington, Jr., joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

06463444
RECEIVED FOR REFERENCE
99 OCT 14 AM 8:57
REGISTER
DAVIDSON COUNTY, TN.

DCTN01WC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11702 PAGE 781

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

0646344

IDENTIFICATION REFERENCE

99 OCT 14 AM 8:57

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1527432