This Instrument Prepared By:
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(615) 361-6679

File Box 24

Instr:200008100079287 Page: 1 OF 2
REC'D FOR REC 08/10/2000 10:08:56AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $149.85

ADDRESS NEW OWNER:
Gary Pennington and Elaine Pennington
1012 40th Avenue North
Nashville, TN 37209

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 91-8
PARCEL 118
11W-61000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Elizabeth E. Shearon and David M. Shearon, as joint tenants with right of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gary Pennington and wife, Elaine Pennington, as tenants by the entirety, 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:

> BEING Lot No. 16, on the Plan of the Subdivision of Lots 25 and 26 of the County Lands, being part of Lot No. 42, Clifton Plan, of record in Plat Book 161, Page 169, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. (Being shown as a 50/125 foot lot by Tax Assessors Office.)
>
> Being the same property conveyed to Elizabeth E. Shearon and David M. Shearon, as joint tenants with right of survivorship by deed from Howard T. Frazier and Nazarene J. Frazier of record in Book 10380, Page 287, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 2000 have been pro-rated and assumed by Grantee.

David M.Shearon executed this instrument on behalf of Elizabeth E. Shearon pursuant to a Power of Attorney which is being placed of record currently herewith.

This is improved property known as 1012 40th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gary Pennington and wife, Elaine Pennington, their heirs and assigns, forever; and we, Elizabeth E. Shearon and David M. Shearon, as joint tenants with right of survivorship 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 8th day of August, 2000.

Elizabeth E. Shearon, by David M. Shearon, Attorney in Fact

David M. Shearon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David M. Shearon, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 8th day of August, 2000.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me David M. Shearon with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he 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 the 8th day of August, 2000.

Notary Public

My Commission expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 40,500.00.

AFFIANT

Subscribed and sworn to before me this 8th day of August, 2000.

NOTARY PUBLIC
My Commission Expires: 1/27/2001