Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 12/19/00 10:33 3pgs
Fees:15.00 Taxes:314.50
20001219-0124255

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration **Claudette A. Ryan and Melanie L. Neal, the heirs and co-executors of the Estate for Mable D. Larkins,** (hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Frank T. Pennington, Sr.** (hereinafter referred to as "Grantee(s)"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 31 day of October 2000.

Claudette A. Ryan

Melanie L. Neal by Claudette A. Ryan, Atty in Fact

STATE Of Tennessee
COUNTY Of Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **Claudette A. Ryan and Melanie L. Neal, the heirs and co-executors of the Estate for Mable D. Larkins,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 31 day of October 2000.

Notary Public

My Commission expires:

GINNY L. KATRICKA
NOTARY PUBLIC AT LARGE
Comm. exp. 3-18-2002
RUTHERFORD COUNTY, TENNESSEE

***, signing for herself and for Melanie L. Neal as Attorney in Fact

STATE Of Tennessee
COUNTY Of Williamson

The actual consideration or value, whichever is greater, for this transfer is $85,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31 day of October 2000.

Notary Public

My Commission expires:

GINNY L. KATRICKA
NOTARY PUBLIC AT LARGE
Comm. exp. 3-18-2002
RUTHERFORD COUNTY, TENNESSEE

Map and Parcel Numbers: 119/02/174.00

Address of New Owner:
95 Oriel Avenue
Nashville, TN 37210

Send Tax Bills To:
same

6-000136

Being Lot No 38, on the Map of Glenrose Subdivision, of record in Plat Book 1414, page 142, Register's Office for Davidson County, Tennessee, to which referenced plat is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Claude D. Larkins and wife, Mable D. Larkins by deed from Woodbine Homes, Inc., a Tennessee Corporation as recorded in Book 1848, page 395, Register's Office for Davidson County, Tennessee. The said Claude D. Larkins died on or about October 31, 1994 leaving the property to his wife, Mable D. Larkins in fee simple. The said Mable D. Larkins died on or about August 23, 2000. By Will dated November 21, 1988, Mable D. Larkins left the property to her children Claudette A. Larkins (now known as Claudette A. Ryan) and Melanie L. Larkins (now known as Melanie L. Neal) as sole surviving heirs of the Estate of Mable D. Larkins.