THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 03/19/01 10:28 2pgs
Fees:11.00 Taxes:1202.50
20010319-0025845

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 325,000.00

Affiant

Subscribed and sworn to before me, this 5th day of March, 2001

Notary Public

My Commission Expires: 9-29-01

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JEFFERSON C. PENNINGTON, III 2129 Belmont Boulevard Nashville, Tennessee 37212	SOUTHTRUST MORTGAGE CORPORATION 210 Wildwood Parkway Birmingham, Alabama 35209	MAP 104-16 PARCEL 96

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY FIVE THOUSAND AND NO/100---------- ($ 325,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , TIMOTHY GETSAY, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JEFFERSON C. PENNINGTON, III, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southeasterly 50.0 feet of Lot No. 146 on the Belmont Land Company Plan called Belmont Heights as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 146 fronts 50.0 feet along the southwesterly side of Belmont Boulevard and extends back between parallel lines 175.0 feet to an alley in the rear on which it measures 50.0 feet thereon.

BEING the same property conveyed to Timothy Getsay by deed from Theresa Worthington Doyle of record in Book 10611, page 910, Register's Office for Davidson County, Tennessee.

This is improved property known as 2129 Belmont Boulevard, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s_ a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Land Company Plan called Belmont Heights of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my__ hand___on this the __5th___ day of ____March_____, 2001 .

TIMOTHY GETSAY

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 TIMOTHY GETSAY, UNMARRIED, 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 instrument for the purposes therein contained.

Witness my hand and official seal this ___5th___day of ____March, 2001_____.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public