THIS INSTRUMENT PREPARED BY:
Beth E. Edmondson
PENNINGTON & EDMONDSON, PLC
3011 Armory Drive
Suite 270
Nashville, Tennessee 37204
(615) 744-3900

Davidson County DEEDWARR
Recvd: 06/01/01 15:40 2pgs
Fees:11.00 Taxes:807.71
20010601-0057255

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ 218,300.00.

AFFIANT

Subscribed and sworn to before me, this 31st day of May, 2001.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires July 28, 2001
STATE OF TENNESSEE

Notary Public

My Commission Expires: _____

Address New Owners As Follows:
Robert G. Carlson and wife, Heather M. Carlson
301 Maybelle Lane
Nashville, Tennessee 37205

Send Tax Bills To:
SAME

Map-Parcel Numbers:
Map 130-9, Parcel 81
Field Book 7DZ 31210

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS T. PENNINGTON AND WIFE, KATHRYN H. PENNINGTON,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ROBERT G. CARLSON AND WIFE, HEATHER M. CARLSON,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Warner Courts, as of record in Book 2083, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 106.45 feet on the west side of Maybelle Lane and runs back between lines 163.9 feet on the southerly line and 174.5 feet on the northerly line and along the southerly margin of an unnamed private road to a dead line on which it measures 155.2 feet.

Being the same property conveyed to Thomas T. Pennington and wife, Kathryn H. Pennington by Warranty Deed from Francine E. Levine, as surviving tenant by the entirety, of record in Book 11116, page 741, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous deed of record.

Kathryn H. Pennington signs on behalf of Thomas T. Pennington pursuant to a certain Limited Power of Attorney of record in Book 11116, page 744, said Register's Office.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 2083, page 97, Register's Office for Davidson County, Tennessee.
2. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6581, page 149, said Register's Office.
3. Matters which a correct survey of the property would reveal.
4. 2001 Taxes, a lien, but not yet due and payable, which have been prorated at closing and assumed by Grantees.

This is improved property known as 301 Maybelle Lane, Nashville, Tennessee 37205.

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; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person 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 hands this 31st day of May, 2001.

Thomas T. Pennington
Thomas T. Pennington

Kathryn H. Pennington Attorney-In-Fact
By: Kathryn H. Pennington, Attorney-In-Fact

Kathryn H. Pennington
Kathryn H. Pennington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHRYN H. PENNINGTON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **ATTORNEY-IN-FACT,** by Limited Power of Attorney of record in Book 11116, page 744, Register's Office for Davidson County, Tennessee, 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 31st day of May, 2001.

Audrey K. Tyler
Notary Public

AUDREY K. TYLER NOTARY PUBLIC AT LARGE MADISON COUNTY TN

My Commission Expires: 08.21.02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHRYN H. PENNINGTON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 2001.

Audrey K. Tyler
Notary Public

AUDREY K. TYLER NOTARY PUBLIC AT LARGE MADISON COUNTY TN

My Commission Expires: 08.21.02