Davidson County DEEDWARR
Recvd: 04/08/02 14:25 2pgs
Fees:13.00 Taxes:175.75
20020408-0042736

Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Special Warranty Deed

Address of New Owners:
Thomas C. Penick, III
4318 Armstrong Road
Springfield, TN 37172

Mortgagee/Send Tax Bills to:
NEW OWNER

Map & Parcel
18-16-137
GO 14201

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FOR AND IN 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

AmSouth Bank

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas C. Penick, III and wife, Dana Penick

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 10th Civil District of Davidson County, Tennessee, being Lots Numbers 33, 34 and 35 on the Revised Map of Moncrief's Subdivision of the Northerly part of the Allen Mathes Land, Goodlettsville, Tennessee, not of record and described according to a survey by John Kohl & Company, March 18, 1983 as follows:

BEGINNING on the northerly margin of Moncrief Avenue at the southeast corner of the property conveyed to Van B. Wood and wife, Etta Wood by deed from WC Moncrief & Company of record in Book 1179, Page 130, Register's Office for said County; thence with the northerly margin of said Avenue, eastwardly 85 feet to a point; thence with the west line of the Mandrell property of record in Book 5016, Page 108, said Register's Office; thence northwardly 297 feet; thence eastwardly 85 feet with the Mandrell's northerly boundary; thence northward 58.5 feet to a point; thence northerly 75 deg. W 179.95 feet to the eastern terminus of a 30 foot unnamed avenue; thence with same, southwardly 30 feet to the northwest corner of said Wood Property, continuing in the same direction 382 feet to the beginning.

Being the same property conveyed to AmSouth Bank by Trustee's Deed of record in Instrument No. 20020206-0016661, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.
This is improved property known as 337 Moncrief Avenue Goodlettsville TN 37072.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and said Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor. 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 28th **DAY OF** Feb, **2002**

AmSouth Bank

Patricia D Mason

BY:

It's: Commercial Banking Officer

STATE OF Alabama

COUNTY OF Jefferson

PERSONALY APPEARED BEFORE ME, Patricia Mason, **IN HIS/HER CAPACITY AS** Commercial Banking Officer **WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE/SHE IS THE** Commercial Banking Officer **OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.**

WITNESS MY HAND, AT OFFICE THIS 28th **DAY OF** February, **2002.**

NOTARY PUBLIC STATE AT LARGE ALABAMA

Hattie Evans

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES : JANUARY 17, 2004

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ON March 5, 2002.

Notary Public K. J. Shelton

MY COMMISSION EXPIRES: 08/24/03

K. J. SHELTON NOTARY PUBLIC AT LARGE TENN