File Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/04/02 13:22 2pgs
Fees:13.00 Taxes:643.80
20021204-0149301

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 174,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF DECEMBER,

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 30, 2004 DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Cynthia Penley	National Bank of Commerce	MAP:172-12B
2304 Peak Hill Cove	115 29th Ave. South	Parcel:64
Nashville, TN 37211	Nashville, TN 37212	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRUCE A. GENNARI, AND WIFE TAMMY R. GENNARI

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

CYNTHIA PENLEY, UNMARRIED

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

SEE EXHIBIT "A"

This is improved property known as 2304 Peak Hill Cove, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons 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 hand on the 2nd day of December, 2002.

Bruce A. Gennari

Tammy R. Gennari

STATE OF TENNESSEE
COUNT OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Bruce A. Gennari and Tammy R. Gennari, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 2nd day of December, 2002.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 30, 2004 DAVIDSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, TN, being Lot No. 152 on the Plan of Bradford Hills, Section Five, of record in Book 7900, page 6, amended in Book 7900, pages 287 & 288, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bruce A. Gennari and wife, Tammy R. Gennari by deed from John Bumpus and wife, May Douglas Bumpus, of record in Book 10065, page 592, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.