Davidson County DEEDWARR
Recvd: 12/11/02 14:47 3pgs
Fees:18.00 Taxes:600.88

20021211-0153026

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THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP/PAR: 91-8/236

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$162,400.00.**

Affiant

Subscribed and sworn to before me this the 18TH day of November, 2002.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES MAY 29, 2005

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

ADDRESS NEW OWNER(S) AS FOLLOWS:

Pennan Properties, LLC
(Name)

STREET ADDRESS:

P. O. Box 128121

Acklin Station, TN 37212

SEND TAX BILLS TO:

SAME
(Name)

STREET ADDRESS:

SAME

S P E C I A L W A R R A N T Y D E E D

For and in consideration of the sum of **One Hundred Sixty-Two Thousand Four Hundred and 00/100 ($162,400.00) Dollars**, cash in hand paid by the hereinafter named Grantee (the "Grantee") and other good and valuable considerations, the receipt of which is hereby acknowledged, **Capital Bank & Trust Company**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents do transfer and convey unto **Pennan Properties, LLC, a Tennessee limited liability company**, hereinafter referred to as "Grantee") its heirs, and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly parts of Lot Nos. 25 and 26, and the westerly 60 feet of the northerly 32 feet of Lot No. 27, on the Map of the proposed Re-Arrangement of CLIFTON SUBDIVISION, of record in Book 161, page 80, Register's Office for said County, which proposed plan is of record in Book 1130, page 52, and which proposed plan likewise includes a part of a 15 foot alley on

said original plan and being more particularly described according the Plan of record in Book 11309, page 52, and a survey by T. R. Sanford, dated September 4, 1962, as follows:

BEGINNING at a point in the southerly margin of ALBION STREET, 92.6 feet West of the Southwest corner of 43rd Avenue North and Albion Street; thence in a southerly direction, parallel to the westerly margin of 43rd Avenue North, 141 feet to a point, the Southwest corner of the property conveyed to Robert P. Lipscomb and wife, by deed of record in Book 1304, page 77, said Register's Office; thence in a westerly direction parallel to the northerly margin of Lot. No. 28, 75 feet to the easterly margin of an alley; thence along the easterly margin of said alley, northerly 165.3 feet to the intersection of said alley and Albion Street; thence in an easterly direction along the southerly margin of Albion Street, 77.3 feet to the point of beginning.

BEING the same property conveyed to Capital Bank & Trust Company, by Deed of record in Instrument No. 20020916-0111967, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4305 Albion Street
Nashville, TN

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of record; provided, however, Grantor warrants to Grantee, its heirs, and/or assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns forever; and 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 unless otherwise herein set out; and Grantor does further covenant and bind itself, successors and/or assigns to warrant and forever defend the title to the said land to the said Grantee, its heirs, and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused their name to be affixed hereto on this 18 day of November, 2002.

Grantor:

Capital Bank & Trust Company:

By: _____
Jeff Irwin

Title: Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Jeff Irwin, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President of Capital Bank & Trust Company, and that he as such Senior Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself this 18 day of November, 2002.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of November, 2002.

Judy R. Montague
Notary Public

My Commission Expires: MY COMMISSION EXPIRES MAY 29, 2005

JUDY R. MONTAGUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.