BOX 28A

040203/1

OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF February 2004

NOTARY PUBLIC

My Commission expires: 7/29/06

JO ANN SMITH NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
THOMAS T. PENNINGTON (NAME)	National Bank of Commerce (NAME)	104-9-62
3704 Richland Avenue (ADDRESS)	P. O. Box 30046 (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Durham, NC 27702 (CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/23/04 11:49 2pgs
Fees:13.00 Taxes:1850.00

20040223-0020248

Warranty Deed

For and in Consideration of the sum of $ 500,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

SHERIDAN THOMAS HESTER, A SINGLE PERSON

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

THOMAS T. PENNINGTON AND WIFE, KATHRYN H. PENNINGTON

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 159 and the westerly one-half of Lot No. 157 of Block 8, Division "A" on the Map of Richland Realty Company's Subdivision, of record in Book 161, page 151, Register's Office for said County, which plan shows property divided into blocks but not into lots. According to an unregistered printed copy of said plan showing said blocks divided into lots, said Lot No. 159 and the westerly one-half of Lot No. 157 adjoin and front together 75 feet on the northerly side of Richland Avenue and run back between parallel lines, parallel with and 125 feet west of the westerly margin of Craighead Street, 192.5 feet to an alley.

Being the same property conveyed to John Claibourne Hester and Sheridan Thomas Hester, by deed of record in Book 4471, page 122, Register's Office for said County. The interest of John C. Hester was conveyed to Sheridan Thomas Hester by deed of record as Instrument No. 20031215-0179029, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Davidson County Taxes for 2004, which have been prorated and assumed by Grantees.

This is unimproved ( ) improved (X) property, known as 3704 Richland Avenue - Nashville, TN 37205
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs 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 hands this 20th day of February, 2004.

Sheridan Thomas Hester
SHERIDAN THOMAS HESTER

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sheridan Thomas Hester, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of February, 2004.

JOANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: My Commission Expires JULY 29, 2006

Joann Smith
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____
Notary Public