04-00166

Davidson County DEEDWARR
Recvd: 04/07/04 10:01 2pgs
Fees:13.00 Taxes:1165.50
20040407-0039386

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & 182-167

Send Tax Statements To:
UNION PLANTERS BANK. N.A.
P.O. Box 2127
Memphis, TN 38101

Name/Address New Owner:
JOHN B. CORCORAN, ET UX
110 Gloryland Lane
Antioch, TN 37013-4706

Name of Mortgagee:
UNION PLANTERS BANK. N.A.
P.O. Box 2127
Memphis, TN 38101-2127

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **ROBIN CHARLES PENNING and KELLY L. PENNING, Husband and Wife as Tenants by the Entirety**, have bargained and sold and by these presents do transfer and convey unto **JOHN B. CORCORAN and LOU A. CORCORAN, Husband and Wife as Tenants by the Entirety**, their heirs and assigns forever, the following describe property, to wit:

Land in Davidson County, Tennessee, being Tract 5 according to an unrecorded survey by Robert J. Morris, dated October 10, 1987, and being more particularly described as follows to-wit:

Beginning at an iron pin in the center of a 40' easement for ingress and egress to and from Burkitt Road, being the southwest corner of the within described tract and the northwest corner of Tract 6, thence with the centerline of the easement, North 5° 15' 33" East; 486.30' to an iron pin; thence North 80° 54' 54" East, 675.51' to an iron pin; thence South 10° 56' 04" East, 160.93' to an iron pin; thence S 79° 03' 56" West, 331.50' to an iron pin; thence South 26° 34' 58" West, 348.58' to an iron pin; thence South 10° 56' 04" East, 40.0' to an iron pin in the northeast corner of Tract 6, thence South 85° 59' 56" West, 267.82' to the point of beginning.

Being the same property conveyed to Robin Charles Penning by Warranty Deed from David Yarnell and wife, Kellye S. Yarnell, of record in Book 9772, page 910, Register's Office for Davidson County, Tennessee. See also Quitclaim Deeds of record in Book 10069, page 606, and Book 10256, page 159, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that Grantor is lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2004 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of same.
2. All matters as shown on the Plan of ,record in Book 6900, page 413, Register's Office for Davidson County, Tennessee.
3. Metro Letters of record in Book 7700, page 487, and Book 8069, page 56, Register's Office for Davidson County, Tennessee.
4. Restrictive covenants of record in Book 7415, page 613, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 7573, page 580, Register's Office for Davidson County, Tennessee.
6. All matters as shown on an unrecorded survey by Robert J. Morris, dated October 10, 1987.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the **26th** day of **March, 2004**.

ROBIN CHARLES PENNING

KELLY L. PENNING

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROBIN CHARLES PENNING and KELLY L. PENNING**, the bargainors, 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 seal, at office, on this **26th** day of **March, 2004**.

CAROL L. McARTHUR NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires:
July 24, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$315,000.00**.

Affiant

Sworn to and subscribed before me on this **26th** day of **March, 2004**.

My Commission Expires:

Notary Public

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