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~~Prepared By:~~
OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 06/02/04 14:52 2pgs
Fees:13.00 Taxes:2590.00
20040602-0064671

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Patricia Green
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2004

NOTARY PUBLIC

My Commission expires: 11/25/2006

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
MARY ANN MCCREADY	SAME	Map:104-09-0-060.00 Parcel:
(NAME) 3700 RICHLAND AVENUE	(NAME) SAME	Map: Parcel:
(ADDRESS) NASHVILLE, TN 37205	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 04050224

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

THOMAS T. PENNINGTON and KATHRYN H. PENNINGTON , husband and wife

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

MARY ANN MCCREADY , a single person

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. 153 in Block No. 8 on the Plan of property of the Richland Realty Company, Division "A", a plan of said property dividing the same into Blocks is of record in Book 161, page 151, Register's Office for Davidson County, Tennessee, but does not show the Blocks subdivided into small lots. According to a printed copy of an unregistered plan subdividing said Blocks into small lots, said Lot No. 153 fronts 50 feet on the northerly side of Richland Avenue and runs back between parallel lines with the westerly margin of Craighead Street 192-1/2 feet to an alley.

Being the same property conveyed to THOMAS T. PENNINGTON AND KATHRYN H. PENNINGTON, HUSBAND AND WIFE, by deed of record in Book 10591, page 187, said Register's Office.

This is improved property known as 3700 RICHLAND AVENUE, Nashville, Tennessee 37205

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 26th day of May, 2004

THOMAS T. PENNINGTON

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 THOMAS T. PENNINGTON the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 26th day of May, 2004.

NOTARY PUBLIC

My Commission expires:

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

KATHRYN H. PENNINGTON BY
THOMAS T. PENNINGTON,
ATTORNEY-IN-FACT

by Robert attty-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 26th day of May, 2004, before me personally appeared THOMAS T. PENNINGTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KATHRYN H. PENNINGTON, and who acknowledged that she executed the same as the free act and deed of KATHRYN H. PENNINGTON.

Witness my hand and official seal at the office this 26th day of May, 2004.

NOTARY PUBLIC

My Commission expires:

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006