B0405-0526

WARRANTY DEED

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April 2005

Notary Public

MY COMMISSION EXPIRES: February 20, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Security Escrow & Title Co., 1005 8th Ave. South, Ste. 104, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Pennington (NAME)	Decision One Mortgage Company (NAME)	96-7
338 Stewart's Ferry Pk. (ADDRESS)	6060 J.A. Jones Drive Suite 1000 (ADDRESS)	O-A
Nashville, TENNESSEE 37214 (CITY) (STATE) (ZIP)	Charlotte, NC 28287 (CITY) (STATE) (ZIP)	21.00

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael L. Pennington, and wife Patricia Pennington

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

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Being Lot No. 2, Unit 4 on the Plan of Bianca Square, as shown pf record in Plat Book 5800, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING THE SAME PROPERTY conveyed to Leon Pennington, an unmarried person by deed dated 12/11/02 of record in Instrument No. 20021223-0157885, in the aforesaid Register's Office.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 338 Stewart's Ferry Pk. Nashville, TN 37214 (96-7-O-A 21.00)

Davidson County DEEDWARR
Recvd: 04/26/05 10:12 2 pgs
Fees:13.00 Taxes:277.50

20050426-0046286

unimproved ( )
This is improved (X) property, known as 338 Stewart's Ferry Pk., Nashville, TENNESSEE 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 21st day of April 2005

Leon Pennington

Leon Pennington

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leon Pennington, an unmarried man

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of April 2008.

Commission expires February 20, 2008

Julie Wilbanks
Notary Public

STATE OF TENNESSEE
COUNTY OF

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public