RECORD & RETURN TO:
Nations Title Agency of Tennessee, Inc.
5214 Maryland Way, Ste. 208
Brentwood, TN 37027
05TN04647

This instrument prepared by:

First American Title Insurance Company
**303 Center Avenue**
**Dickson, Tennessee 37055**
**(615) 446-6730**

File No.: **2114-897372**

Davidson County DEEDWARR
Recvd: 08/23/05 10:44 2 pgs
Fees:13.00 Taxes:262.70
20050823-0100237

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **Nineteenth day of August, 2005**, by and between **Mattie L. Chambliss, unmarried**, parties of the first part, and ~~**Monti L.**~~ **Pennington, unmarried**, party of the second part, Monte

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

**BEING LOT NO. 16 ON THE PLAN OF JAS J. PRYORS HEIRS SUBDIVISION OF LOTS 19 AND 20 IN BROWNSVILLE OF RECORD IN BOOK 843, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.**

BEING THE SAME PROPERTY CONVEYED TO MATTIE L. CHAMBLISS, UNMARRIED BY WARRANTY DEED FROM VOLUNTEER MANAGEMENT, INC., RECORDED ON THE 3RD DAY OF APRIL, 1995 IN DEED BOOK 9635, PAGE 354 RE-RECORDED IN DEED BOOK 9655, PAGE 735 AND RE-RE-RECORDED IN DEED BOOK 9757, PAGE 728, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **83-02-233.00**
**X** Improved OR
Unimproved property located at: **1511 McKennie Avenue, Nashville, Tennessee 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Mattie L. Chambliss

STATE OF **TN**

COUNTY OF **DICKSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Mattie L. Chambliss, unmarried** to me known to the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **Nineteenth day of August, 2005.**

Notary Public

My Commission Expires: 11/4/06

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006

**********

Owner's Name: ~~Monti~~ **L. Pennington**

and Address: **1511 McKennie Avenue**
**Nashville, TN 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Countrywide Home Loans, Inc.
3011 Armory Drive
Nashville, TN 37204

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$71,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Nineteenth day of August, 2005.**

Notary Public

My Commission Expires: 11/4/06

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006