9.05

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 21619B

MAP/GROUP/PARCEL: 072-02-0/087.00

Davidson County DEEDWARR
Recvd: 10/17/05 08:22 2 pgs
Fees:13.00 Taxes:166.50
20051017-0124473

NEW OWNER'S NAME AND ADDRESS:
HARRISON BREEDEN
3710 BURRUS STREET
NASHVILLE, TN 37216

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, FRANCES B. (BREEDEN) PENNINGTON (ALSO KNOWN AS FRANCES B. ALLEN), A MARRIED WOMAN, hereinafter called Grantor, does hereby transfer and convey unto HARRISON BREEDEN, AN UNMARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 75 ON THE PLAN OF E.B.CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY, AS OF RECORD IN BOOK 894, PAGES 640 AND 641, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The subject property is improved property known as 3710 BURRUS STREET, Nashville, TN 37216.

BEING the same property conveyed to Frances B. (Breeden) Pennington herein by deed of record in Book 10321, Page 187, Register's Office for Davidson County, Tennessee. Frances B. (Breeden) Pennington is also known as Frances B. Allen. Grantor owned property as investment property and was never occupied as homestead by grantor's spouse.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

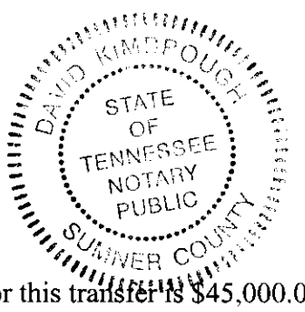
Frances B. Pennington
FRANCES B. (BREEDEN) PENNINGTON
ALSO KNOWN AS FRANCES B. ALLEN

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, FRANCES B. (BREEDEN) PENNINGTON, ALSO KNOWN AS FRANCES B. ALLEN, A MARRIED WOMAN, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 30th day of September, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $45,000.00.

Harvey W Breeden
AFFIANT

Sworn to and subscribed before me, this the 30th day of September, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

