Return to First Title and Escrow Company, Inc
File Box 9b File Number 24892

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1563

Davidson County DEEDWARR
Recvd: 12/06/05 13:51 2 pgs
Fees:13.00 Taxes:3293.00
20051206-0146806

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Jean L. Pennington, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Mark T. Wallace and wife, Jeanne M. Wallace, hereinafter called the Grantee, Grantee's 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. 3 on the plan of Amendment to Lot 3 of Scenic River Farms of record in Book 9700 page 802, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jefferson C. Pennington, Jr. and Jean L. Pennington by Quitclaim deed from Jonathan B. Pennington, Trustee of the 1983 Jefferson C. Pennington Trust, dated 11/19/1998, of record in Book 11235 page 345, Register's Office for Davidson County, Tennessee. Jefferson C. Pennington, Jr. is now deceased.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7709 Scenic River Lane, Nashville TN, 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

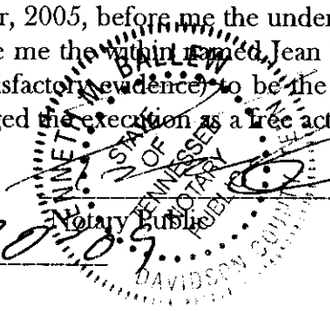
WITNESS THE EXECUTION HEREOF this 30th day of November, 2005

Jean L. Pennington _____ _____

Jean L. Pennington

State of Tennessee)
County of Davidson)

On this 30th day of November, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jean L. Pennington, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary Public

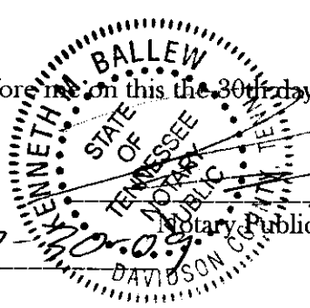
My Commission Expires: 7-30-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 890,000.00.

Jean L. Pennington
Affiant

Sworn and subscribed before me on this the 30th day of November, 2005.



Notary Public

My Commission Expires: 7-30-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Mark T. Wallace 7709 Scenic River Lane Nashville, TN 37221	Countrywide 2021 N. Gallatin Road Madison, Tennessee 37115	141-00-0 110.00