Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

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Nashville, TN 37214
Ph: (615) 883-7543

Prepared by:
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

PREPARER OF THIS DOCUMENT MAKES NO WARRANTIES AS TO TITLE ON THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

Davidson County DEEDQC
Recvd: 05/18/06 12:56 2 pgs
Fees:12.00 Taxes:0.00
20060518-0058570

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Christopher Pennington	NEW OWNER	60-12-104
227 Capitol View Drive		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, Charles E. Pennington and wife, Willa Faye Pennington by these presents does hereby quitclaim and convey unto Christopher Pennington his/her/their successors and assigns, all his/her/their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, described as follows:

Being the westerly 65 feet of the southerly 200 feet of Lot No. 15 on the Plan of Joywood Heights, Section No. 3, not of record, described according to a survey made by F. H. Turner Co., Engineers, January 15, 1948, as follows:

Beginning on the northerly margin of Capitol View Avenue at a point 65 feet west of the southwest corner of the presently conveyed to Dorris E. Smithson and wife, by deed from T. N. Street and wife, of record in Book 2195, page 194, Register's Office for said County; thence north 4 deg. 30' east 200 feet; thence westwardly 65 feet to the line between lots Nos. 15 and 16; thence with the line between said two lots south 4 deg. 30' west 200 feet to the northerly margin of Capitol View Avenue; thence with said Avenue eastwardly 65 feet to the beginning.

Being the same property conveyed to Charles E. Pennington and wife, Willa Faye Pennington by deed dated December 13, 1996, of record in Book 10294, page 158, Register's Office for Davidson County, Tennessee, from James Luther Cole, a married person and Janie Louise Richards as sole beneficiaries under the Last Will & Testament of Myrtle B. Cole. The said Janie Louise Richard a/k/a Janie Louise Parker having since died, intestate, leaving as her heirs-at-law, Aubrey Parker, an unmarried person, Jimmy Wrye, a married person, Janice Bryant, an unmarried person and Tommy Richard, a married person.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my/our hand(s) this 19th day of December, 2005, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles E. Pennington

Willa Faye Pennington

State of Tennessee
County of ~~Williamson~~ DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $0.00.

DAVID C. KREMER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Affiant

Sworn to and subscribed to before me, this the 9th day of ~~December~~ May, ~~2005~~ 2006.

My commission expires: 7/21/07

Notary Public

STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles E. Pennington and Willa Faye Pennington the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 19th day of December, 2005.

My commission expires: 3-21-09

Notary Public

KAREN A. DUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY