THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard
Brentwood, TN 37027

SEND TAX BILLS TO:
FHHLC
1555 W. Walnut Hill Lane ç200
Irving, TX 75038

MAP PARCEL NUMBERS
103.03-0-23.00

Please record and return to:
Forsythe Title and Escrow
2525 West End Avenue #350
Nashville, TN 37203

WARRANTY DEED

THIS INDENTURE, made and entered into this **30th** day of **March, 2007**, by and between **Gary W. Pennington and Elaine Pennington, husband and wife**, party of the first part, and **Christopher O. Wright, an unmarried man**, party of the second part,

WITNESSETH: That for and in consideration of **$179,900.00** 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 has 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 Nashville County of Davidson, State of Tennessee:

Land in the 8th, formerly the 12th Civil District of said County, being Lot No. 101, on the Plan of Richland Meadows, Section 2.

SAID LOT No. 101 fronts 55 feet on the northeasterly side of Bon Air Circle and runs back 231.1 feet on the northeasterly line and 189.1 feet on the southeasterly line to the center of Richland Creek, measuring 109.45 feet thereon.

BEING the same property conveyed to John Joseph Kerrigan by Affidavit of Heirship, of record in Book/Instrument No. 6147, page 728, Register's Office, Davidson County, Tennessee, dated 9/26/83 and recorded 9/30/83.

BEING the same property conveyed to Gary W. Pennington, unmarried by deed from Lacy Louise Kerrigan, of record in Book/Instrument No. 20050408-0038941, Register's Office, Davidson County, Tennessee, dated 3/3/99 and recorded 4/8/05.

The above referenced property is also known as 5514 Bon Air Circle, Nashville, TN 37209.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 2083, Page 72; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

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

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend 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.

Davidson County DEEDWARR
Recvd: 04/03/07 13:01 2 pg
Fees:13.00 Taxes:665.63
20070403-0039900

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

Gary W. Pennington

Elaine Pennington

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gary W. Pennington and Elaine Pennington, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30th day of March, 2007.

My commission expires 2/27/10

Notary Public

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$179,900.00**, which amount is equal to 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 30th day of March, 2007.

Notary Public

MY COMMISSION EXPIRES NOV 22 2010

My commission expires:

JULIE A. ADAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

PROPERTY ADDRESS:
5514 Bon Air Circle
Nashville, TN 37209

Name and address of new owner:
Christopher O Wright
5514 Bon Air Circle
Nashville, TN 37209