Prepared by:

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Davidson County DEEDQC
Recvd: 10/09/07 15:50 3 pgs
Fees:17.00 Taxes:0.00
20071009-0120315

Box 21-B

TRUSTEE'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Penny Investments, LLC **4672 Heath Road** **Nashville, TN 37221**	**Penny Investments, LLC** **4672 Heath Road** **Nashville, TN 37221**	**Map-061.15** **Parcel-37**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, JON PENNINGTON, TRUSTEE OF THE APRIL 1, 1983 JEFFERSON C. PENNINGTON, JR. TRUST (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto PENNY INVESTMENTS, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantee"), its successors and assigns, all right, title and interest in and to the following described property located in Davidson County, Tennessee:

> Land in the 11th Civil District of Davidson County, Tennessee and being Lot No. 1 of the resubdivision of Lot No. 20 in the Maplewood Home Tract of record in Plat Book 5210, page 68, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description of said lot.
>
> Being the same property conveyed to Grantor herein by Warranty Deed dated August 20, 1993, from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington, D.C., of record in Book 9045, page 962 in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 3928 A Baxter Avenue, Nashville, Davidson County, Tennessee.

#408697

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 17 day of July, 2007.

THE APRIL 1, 1983 JEFFERSON C. PENNINGTON, JR. TRUST-Grantor

By: _____
Jon Pennington, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Jocelynne Garrett, a Notary Public of this County, JON PENNINGTON, TRUSTEE OF THE APRIL 1, 1983 JEFFERSON C. PENNINGTON, JR. TRUST, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained for and on behalf of said Trust.

WITNESS MY HAND, at office, this 17 day of July, 2007.

JOCELYNNE GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

_____
Notary Public
My Commission Expires: Jan 3, 2010

THE MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE TAX PURPOSES IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(4) OF THE TENNESSEE CODE ANNOTATED.

PENNY INVESTMENTS, LLC Grantee

By: J. Trenton

Title: Manager

Sworn and subscribed to before me this 17 **day of** July **, 2007.**

JOCELYNNE GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Jocelyn Garrett

Notary Public

My Commission Expires: Jan 3, 2018