WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110046701 DEEDWARR
Recvd: 08/01/11 15:23 2 pgs
Fees:13.00 Taxes:4658.30
20110801-0058978

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,259,000.00

Affiant

Subscribed and Sworn to before me, this 25th day of July, 2011.

Notary Public

My commission expires: 5/20/14

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Thomas T. Pennington 202 Craighead Avenue Nashville, TN 37205	owner	10409023400

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William Paul Wallace and wife Melissa M. Wallace,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Thomas T. Pennington and Kathryn H. Pennington, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13, Block "J" on the Plan of The Whitland Realty Company's Subdivision, as of record in Plat Book 332, page 141, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William Paul Wallace and wife, Melissa M. Wallace by deed dated 5/31/07 from Samuel F. Anderson, Trustee, of record in Instrument No. 20070605-0066897, Register's Office for Davidson County, Tennessee.

Taxes for the year 2011 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 332, Page 141, said Register's Office.

This is (x) improved ( ) unimproved property known as 202 Craighead Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 25th day of July, 2011.

William Paul Wallace

Melissa M. Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **William Paul Wallac and Melissa M. Wallace** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of July, 2011.

Notary Public

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY