Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
11-0434

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of August 2011

Notary Public
Commission Expires: 9/3/12

Rebecca A. Dohoda
State of Tennessee
Notary Public
Rutherford County

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian Francis 5713 Cedar Ash Crossing Antioch, TN 37013	First Community Mortgage 275 Robert Rose Drive Murfreesboro, TN. 37129	164-09-0-009.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

James W. Pennington, unmarried and Pamela R. Pennington, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dulce Francis and Brian Francis, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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 Number 280 on the Plan of Asheford Crossing, Section One, of record in Book 7900, Page 937, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to James W. Pennington and wife, Pamela R. Pennington by Warranty Deed from Phillips Builders, Inc., dated 1/31/96 and recorded 2/6/96 in Book 9939, Page 237, Register's Office for Davidson County, Tennessee. The said James W. Pennington, aka James Wesley Pennington, and Pamela R. Pennington, aka Pamela Michele Pennington, having since divorced by Final Divorce Decree Docket #08D2776, in The Eighth Circuit Court for Davidson County, Tennessee at Nashville.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

BILL GARRETT, Davidson County
Trans:T20110055702 DEEDWARR
Recvd: 09/08/11 11:01 2 pgs
Fees:13.00 Taxes:532.80
20110908-0069647

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5713 Cedar Ash Crossing, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of August, 2011.

James W. Pennington

Pamela R. Pennington

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James W. Pennington and Pamela R. Pennington** 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 official seal at Brentwood, Tennessee this 26th day of August, 2011.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/19/2015

(Notary Seal)