RETURN TO: File Box 25
Third National Bank
Home Equity Loans

File 25

FROM: Mary P. Schultz

THIS INSTRUMENT PREPARED BY:

TO: James D. Petrucelli and wife
Catherine Petrucelli

KING, BALLOW & LITTLE
FIRST AMERICAN CENTER
NASHVILLE, TN 37238

WARRANTY DEED

BOOK 6310 PAGE 989

New Owner(s):	Send Tax Bills To:	Map Parcel Number:
James D. Petrucelli et ux Route 3, Old Hickory Blvd. Nashville, TN 37221	Same	103 - Par. 3

FOR AND IN CONSIDERATION of the sum of ninety six thousand seven hundred eighty-two and 40/100 ($96,782.40) Dollars.

The undersigned Mary Schultz Schatz, a married woman, hereinafter called the Grantor has this day bargained and sold, and does hereby transfer and convey unto the said James D. Petrucelli and wife Catherine Turner Petrucelli, their successors and assigns, an undivided 60% interest in certain real estate in Davidson County, Tennessee, as follows:

BEGINNING in the center of Old Hickory Boulevard at the northeast corner of the property conveyed to George S. Buchanan by partition deed of record in Book 2278, page 524, Register's Office for Davidson County; thence with said Buchanan's eastern boundary line south 2 degrees 10 minutes west 360 feet, south 25 degrees 42 minutes 42 seconds east 4005.32 feet to the Cumberland River; thence with the same north 79 degrees 15 minutes east 646.5 feet; thence north 28 degrees 30 minutes west 4309 feet to the center of Old Hickory Boulevard; thence with the center of the same north 87 degrees 16 minutes west 500 feet to the beginning, containing 70 acres, more or less.

Being the same undivided 1/3 interest in the same property conveyed to Mary Schultz, who was at that time a single woman, from Fred Sedahl by warranty deed of record in Book 5765, page 794, Register's Office for Davidson County, Tennessee and the same undivided 26.7% interest in the same property conveyed to Mary Schultz, who was at that time a single woman, from Catherine Turner by warranty deed of record in Book 5765, page 800, Register's Office for Davidson County, Tennessee, said interests together constituting the same undivided 60% interest in the same property.

The said Grantor reserves unto herself the following rights with respect to the above described property: In the event of any sale or sales of all or part of the above described property the said Grantor is entitled to an amount equal to ten percent (10%) of the gross sales price in excess of two thousand two hundred eighty-six dollars ($2,286.00) per acre. Grantor will execute a release for any part of the property being sold upon compliance with this provision. This reservation shall expire by its terms with no necessity of recording any release on the date that is twelve (12) years from the date of this deed as to any of the subject property that has not been sold by that date.

This conveyance is subject to a deed of trust from G. Whitney Kemper and wife, Kathleen Kemper, to C. Kinian Cosner of record in Book 5285, page 890, Register's Office of Davidson County.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their heirs successors or assigns forever we covenant that we 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 as otherwise described herein.

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 heirs, successors and assigns, against the lawful claims of all persons.

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 6th day of June, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

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Mary Schultz Schatz

This conveyance is joined in by Walter F. Schatz, the Grantor's husband, for the sole purpose of relinquishing any marital rights he may have in the subject property.

Walter F. Schatz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Olin West III, a Notary Public in and for said County and State, the within named Mary Schultz Schatz the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of June, 1984.

Notary Public

My Commission Expires: My Commission Expires July 21, 1985

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Olin West III, a Notary Public in and for said County and State, the within named Walter F. Schatz the 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.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of June, 1984.

Notary Public

My Commission Expires: My Commission Expires July 21, 1985

I 2 7 6 1 2

IDENTIFICATION REFERENCE

JUN 7 2 05 PM '84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value whichever is greater, for this transfer is $96,782.40.

Affiant

Subscribed and sworn to before me, this the 6th day of June, 1984.

Notary Public

My Commission Expires: [illegible] 1985

This is improved property, known as Route 3, Old Hickory Boulevard, Nashville, Tennessee 37221.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED FROM _____

FOR _____

BOOK 6310 PAGE 992

CO -CONV Bkg
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUSTEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			56762.40- CAMT.	
			251.68 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	261.18-
			3199A06/07/84 CAL	.02

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE

JUN 7 2 05 PM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 0043456