Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

File Box 43

FROM

FRANK ANTHONY PETRONE
and
MICHAEL ANGELO PETRONE

TO MICHAEL J. PHILBIN, TRUSTEE

AND

FROM MICHAEL J. PHILBIN, TRUSTEE

TO MICHAEL ANGELO PETRONE and wife, ROSA S. PETRONE

QUITCLAIM DEED

BOOK 6635 PAGE 528

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Petrone et ux (NAME)	COMMERCE UNION BANK (NAME)	27W-18640
1040 Chickamauga Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Map: 83-5
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	Par: #82

THIS INSTRUMENT WAS PREPARED BY

Lawyer's Escrow Service, Inc.
One Union Street
Nashville, TN 37219-0428

30294 IDENTIFICATION REFERENCE

AUG 21 11 34 AM '85 FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 23,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 19 85.

Notary Public

MY COMMISSION EXPIRES: 4/20/86

(AFFIX SEAL)

FOR AND IN CONSIDERATION of the sum of Twenty Three Thousand and No/100--($23,000.00 Cash in hand paid by Michael Angelo Petrone to Frank Anthony Petrone, the receipt of which is hereby acknowledged,

We, Frank Anthony Petrone and wife, Juanita P. Petrone and Michael Angelo Petrone and wife, Rosa S. Petrone, in order to create a fee simple tenancy by the entirety by these presents do hereby quitclaim and convey unto Michael J. Philbin, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, BEING Lot No. 15 on Eastwood Plan, which Plan is of record in Book No. 421, Page 9, of the Register's Office for Davidson County, Tennessee.

SAID Lot No. 15 fronts 50 feet on the south side of Chicamauga Avenue, and runs back between parallel lines 195.4 feet on the east side and 190.8 feet on the west side to an alley in the rear, and measures 50.2 feet on the said alley.

BEING the same property conveyed to Tony Petrone and wife, Rosa Petrone by deed from M. A. Tenbrunsel and wife, Clara Tenbrunsel, of record in Book 545, Page 674, Register's Office for Davidson County, Tennessee. The said Tony Petrone (being one and the same as Anthony Petrone) having since died on the 8th day of May, 1972 and his wife, Rosa Petrone (being one and the same as Anna Rosa Petrone) having since died on the 14th day of December, 1982 and title vested in Michael Angelo Petrone and Frank Anthony Petrone, surviving heirs at law of the said Tony Petrone and wife, Rosa Petrone, deceased.

Juanita P. Petrone, wife of the above named Frank Anthony Petrone and Rosa S. Petrone, wife of the above named Michael Angelo Petrone, join in this conveyance for the purpose of conveying any and all right and title that they may now, or at any time in the future, have in subject property, especially their marital rights.

This is unimproved ( ) improved (X) property, known as 1040 Chickamauga Avenue (House Number) (Street) . Nashville, TN 37206 P. O. Address: (City or Town) (Postal Zone)

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

This conveyance is subject to any and all easements and restrictions of record.

And now, I, the said Michael J. Philbin, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Michael Angelo Petrone and wife, Rosa S. Petrone

their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 12th day of August, 1985.

Michael Angelo Petrone

Rosa S. Petrone

Frank Anthony Petrone

Juanita P. Petrone

Michael J. Philbin Trustee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Frank Anthony Petrone and wife, Juanita P. Petrone and Michael Angelo Petrone and wife, Rosa S. Petrone or proved to me upon the basis of satisfactory evidence the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of August, 1985

Notary Public.

My commission expires: 4/20/86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Trustee, the bargainor, with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of August, 1985

Notary Public.

My commission expires: 4/20/86

K 6635

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6635 PAGE 530

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			23000.00- CAHT.	
			59.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	66.30-
9539A	08/21/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 0 2 9 4

IDENTIF. REFERENCE

AUG 21 11 34 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165448