THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

6295

ADDRESS NEW OWNER:
Michael A. Petrone, Jr.
617 Harpeth Knoll Road
Nashville, TN 37221

SEND TAX BILLS TO:
Atlantic Coast Mortgage
Company
3975 University Drive
Fairfax, VA 22030

MAP-PARCEL NUMBERS:
MAP 156-2
PARCEL 36
9D-59928

WARRANTY DEED

BOOK 6764 PAGE 953

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jan H. Cronin and wife, Susan P. Cronin hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael A. Petrone, Jr. and wife, Donna W. Petrone hereinafter called the Grantee, Grantee's 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. 384 on the plan of Section 3, Harpeth Valley Park and Resubdivision of Lot 246, Harpeth Valley Park, Section 2, of record in Book 4175, page 15, Register's Office for said County.

SAID Lot No. 384 fronts 95.0 feet on the northwesterly margin of Harpeth Knoll Road and extends back 180.6 feet on the northeasterly line and 183.4 feet on the southwesterly line to a dead line in the rear, measuring 41.6 feet thereon.

BEING the same property conveyed to Jan H. Cronin and wife, Susan P. Cronin by deed from Patrick C. Ho and wife, Ida C. Wong, of record in Book 5609, page 156, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3857, page 858 and Book 4237, page 179, said Register's Office, and to the matters set forth in the above referenced plan of record.

6 9 7 5 2

IDENTIFICATION REFERENCE

JAN 17 1 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 617 Harpeth Knoll Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this ~~15th~~ day of ~~January~~, 19~~86~~.

Susan P. Cronin

Susan P. Cronin

Jan H. Cronin

Jan H. Cronin

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of January, 1986, before me personally appeared Jan H. Cronin and wife, Susan P. Cronin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 11-1-87

Notary Public

BOOK 6764 PAGE 904

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 87,000.00.

Michael A Petrone Jr.
Affiant

Subscribed and sworn to before me, this the 15th day of January, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Jan H. Cronin and wife, Susan P. Cronin

to:
Michael A. Petrone, Jr. and wife, Donna W. Petrone

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

71-24422

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

RECEIVED OF _____

FOR _____

BOOK 6764 PAGE 955

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

67083.00- CAMT.
226.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 232.70-
698 MAD1/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 7 5 2

IDENTIF! REFERENCE

JAN 17 1 88 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 211711