map 171-7-10

FILE BOX 61

This Instrument Prepared by P. Garifo
8 Penn Center
Phila., PA 19103

RETURN TO:
WALT, DYER & JAMES
SUITE 130, 1 BURTON HILLS BLVD.
NASHVILLE, TN 37215

WARRANTY DEED

BOOK 8298 PAGE 406

THIS INDENTURE, made this 30 Th day of January, A. D., 19 91, **between** ELEANORE F. WALKER, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, ROBERT W. BUGEL and GEORGE E. MC CARTY, Trustees under Declaration of Trust dated March 1, 1990, of 8 Penn Center, Philadelphia, PA 19103

First Parties, and

WINFORD A. PETRONE ET UX, CAROLYN J. PETRONE----------

----------Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE HUNDRED THIRTY SIX THOUSAND AND NO/100---------- Dollars ($136,000.00)

and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Section 2, Cloverland Acres, of record in Book 4460, Page 114, Register's Office for said County.

SAID Lot No. 7 fronts 210.0 feet on the Northerly margin of Cloverland Place and extends back 291.42 feet on the Easterly line and 304.14 feet on the Westerly line to a dead line in the rear, measuring 85.23 feet thereon.

BEING the same premises which Robert K. Rath and Marilyn A. Rath, Husband and Wife, by Deed dated OCTOBER 31, 1990 and recorded in Davidson County, Tennessee, in Deed Book Volume 8255, Page 126 &c., granted and conveyed unto Eleanore F. Walker, Joseph T. Hartman, Terrell R. Johnson, Robert W. Bugel and George E. McCarty, Trustees under Declaration of Trust dated March 1, 1990, in fee.

The property herein conveyed is subject to restrictive covenants of record in Book 4646, Page 464, said Register's Office, and to the matters set forth in the above referenced plan of record.

AND by Authority set forth under Declaration of Trust dated March 1, 1990, any two Trustees thereunder may act for all the Trustees.

95056

IDENTIF. TREFERENCE

FEB 25 1 52 PM '91

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

SEE EXHIBIT "A" ATTACHED HERETO

BOOK 8298 PAGE 407

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

.....(L. S.)

.....(L. S.)

Terrell R. Johnson (L. S.)

Joseph T. Hatcher (L. S.)
and
Trustees under Declaration of
Trust dated March 1, 1990

PENNSYLVANIA
STATE OF ~~TENNESSEE~~
COUNTY OF Phila. } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Terrell R. Johnson and Joseph T. Hatcher Trustees under Declaration of Trust dated March 1, 1990, the within named bargainors, 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 office, in Phila. County, this 30th day of January 1991

Angela C. Hudson
Notary Public

NOTARIAL SEAL
ANGELA C. HUDSON, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires

My Commission expires

STATE OF _____
COUNTY OF _____ } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State _____

_____, the within named bargainors, 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 office, in _____ County, this _____ day of _____ 19____

_____
Notary Public

My Commission expires _____

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER WINFORD A. PETRONE ET UX
ADDRESS 5713 CLOVERLAND PLACE
BRENTWOOD, TN 37027

map 171-7-10

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES
Leader Federal Bank
ADDRESS PO Box 1860
Memphis, Tn 38101

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $136,000.00. Affiant WINFORD A. PETRONE

Subscribed and sworn to before me this 22 day of FEBRUARY, 19 91

Notary Public
MY COMMISSION EXPIRES: 11-22-93

KEITH PRESS, INC., PRINTERS, KNOXVILLE

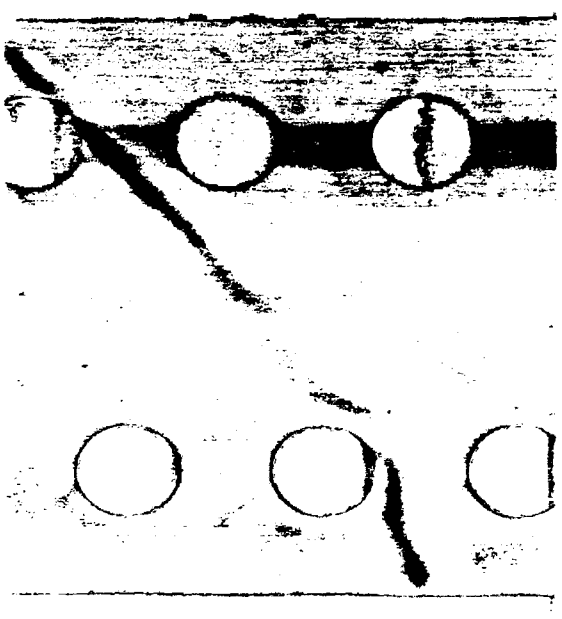
EXHIBIT 'A'

1. Real property taxes for 1991 and all future years.

2. Plat of record in Book 4460, pages 112, 113, and 114, said Register's Office, which includes a 125 foot minimum building setback line from Cloverland Place and a 10-foot public utility and drainage easement along the rear of the lot.

3. Restrictions of record in Book 4646, page 464, said Register's Office.

9443 02/25 0101 03CHECK 458.80



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8298 PAGE 409

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

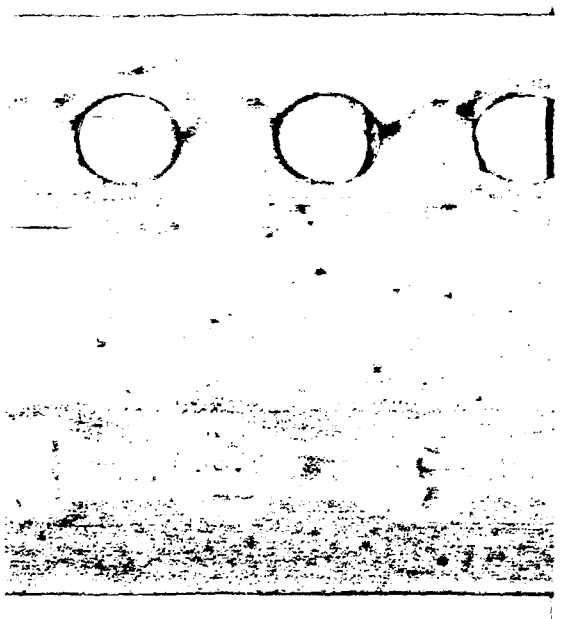
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
136000.00

CON TX	448.80
PRFEE	1.00
WDEED	9.00
TOTAL	458.80
CHECK	458.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/25/91 01 13:54 0001 9443



95056

IDENTIF. REFERENCE

FEB 25 1 52 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 399696