OWNER:
Wesley W. Petrouske, II, et ux
3225 West End Cir.
Nashville, TN 37203

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds
Attorneys at Law
148 Public Square
Lebanon, TN 37087

SEND TAX BILLS TO:
Wesley W. Petrouske, II
SAME AS ABOVE

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Map & Parcel: 104-10-73 26W 07415

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifty-eight Thousand Dollars ($58,000.00) cash in hand paid, the receipt of which is hereby acknowledged, THIRD NATIONAL BANK in Nashville, has this day bargained and sold and by these presents do hereby transfer and convey unto WESLEY W. PETROUSKE, II and wife, JENNIFER B. PETROUSKE, as tenants by the entirety, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the Davidson County, Tennessee, bound and described as follows, to-wit:

> Being part of Lot No. 34 on the Plan of Bransford Realty Company's West End Heights of record in Book 332, page 124, said Register's Office.
>
> Said part of Lot No. 34 fronts 60 feet on the westerly side of Chesterfield Avenue and extends back westerly between lines, 192.2 feet on the easterly line of the property conveyed to State of Tennessee, of record in Book 4730, page 48, said Register's Office, and 167.4 feet on the northerly line to a point in the eastern line of the property conveyed to State of Tennessee, as aforesaid, said eastern line being the rear line of the property described herein and measures 67.3 feet thereon.
>
> Being the same property conveyed to Third National Bank in Nashville by Successor Trustee's Deed from Gary R. Thompson, Successor Trustee, of record in Book 8280, page 935, Register's Office for Davidson County, Tennessee.
>
> This description is the same as in the prior deed.
>
> THIS IS IMPROVED PROPERTY

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said WESLEY W. PETROUSKE, II, and wife, JENNIFER B. PETROUSKE, their

heirs and assigns, in fee simple, forever. BOOK 8375 PAGE 277

Grantor covenants with said Grantees that it is lawfully seized and possessed of said property; that it has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted below; and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

This conveyance is made subject to any and all visible easements or rights-of-way, and subject to an easement for electric lines and underground sewers granted to Tennessee Department of Transportation of record in Book 4730, page 48, said Register's Office.

POSSESSION to be given with date of deed.

Property taxes for the year 1991 shall be prorated as of the date of this deed.

WITNESS ITS SIGNATURE hereto this 14th day of June, 1991.

THIRD NATIONAL BANK In Nashville

By: Steven C. Smith

Its: Commercial Officer

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a notary public of the state and county aforesaid, Steven C. Smith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Commercial Officer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of June, 1991.

Notary Public

My commission expires: 3/15/95

NOTARY PUBLIC WILSON COUNTY, TN

The actual consideration or value, whichever is greater, for this transfer is $ 58,000.00.

Affiant

Sworn to and subscribed to before me, this the 14th day of June, 1991.

Notary Public

My commission expires: 3/15/95

JC AMY GALLIS NOTARY PUBLIC WILSON COUNTY, TX

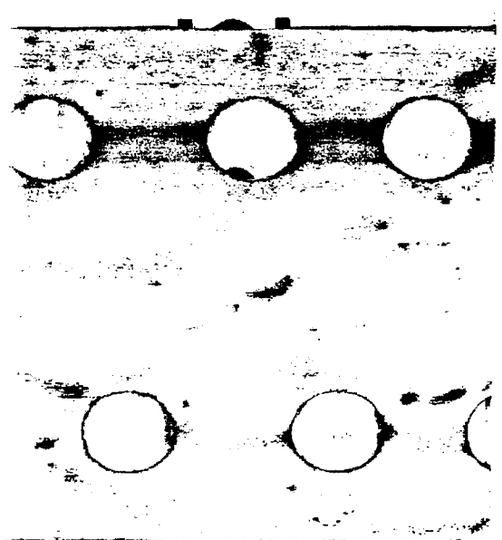
4165 06/17 0101 03CHECK 201.40

2 7 5 2 4

'91 JUN 17 AM 8 15

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8375 PAGE 279

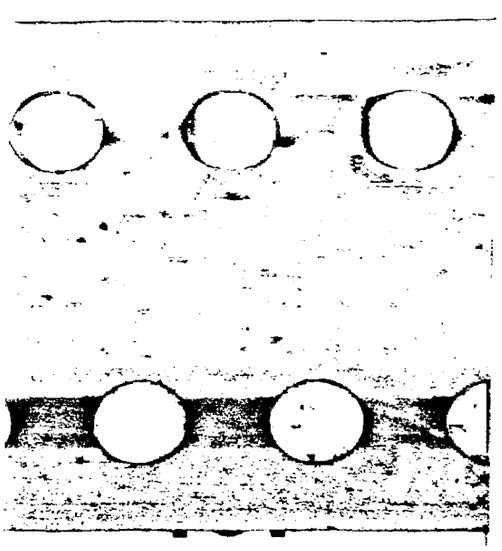
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	58000.00
CON TX	191.40
PRFEE	1.00
WDEED	9.00
TOTAL	201.40
CHECK	201.40

06/17/91 01 08:18 0001 4165

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



225244

JUN 17 8 15 AM '91

No. 431205