Prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center, #105
Nashville TN 37238-0105
264751
Box 35

WARRANTY DEED

BOOK 8550 PAGE 40

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David J. Petrunak	SAME	Map 155-3B
(NAME)	(NAME)	
7304 River Park Drive		Parcel 2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

BILLY DON KESTERSON and wife, GLORIA A. KESTERSON,

have this day bargained and sold, and do hereby transfer and convey unto the said David J. Petrunak and wife, Melody D. Petrunak

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of River Park Estates, of record in Plan Book 6250, pages 658 and 659, Register's Office for Davidson County, Tennessee, amended in Plan Book 6785, page 427, said Register's Office, to which plans reference is made for a more complete description.

Being the same property conveyed to Billy Don Kesterson and wife, Gloria A. Kesterson, by deed from Willard S. Sullivan and wife, Georgia B. Sullivan, of record in Book 7819, page 849, Register's Office for Davidson County, Tennessee.

84020

IDENTIFICATION REFERENCE

FEB 13 2 45 PM '92

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 127,000.00

Subscribed and sworn to before me this the 12th *day of* February *19* 92

My commission expires: 1/23/93 *(Affix Seal)*

Affiant

Notary Public

STATE OF TENNESSEE LARGE TRANSFER

unimproved ( )
This is improved (X) property, known as 7304 River Park Drive, Nashville TN 37221
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and 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 shown on reverse hereof.

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 (successors), heirs 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 15th *day of* November *19* 91 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Billy Don Kesterson
BILLY DON KESTERSON

Gloria A. Kesterson
GLORIA A. KESTERSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Tipton

Personally appeared before me Mary Jo Quinley, *a Notary Public in and for said County and State* BILLY DON KESTERSON and wife, GLORIA A. KESTERSON,

*the within named bargainor*s, *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 Munford, *Tennessee, this* 15th *day of* November, *19*91

Commission expires 7-13-92 *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

Notary Public

Commission expires _____

1003 02/13 0101 03CHECK 476.90

BOOK 8550 PAGE 41

Encumbrances:

1. Easement granted Harpeth Valley Utilities District for water line of record in Book 5738, page 824, Register's Office for Davidson County, Tennessee.
2. Easement for public utilities and a 30-foot right of way for public road as set out in Book 3819, page 296, in said Register's Office.
3. Matters shown on Plan of record in Book 6250, pages 658 and 659, in said Register's Office.
4. Declaration of Covenants of record in Book 6672, page 600, and Supplemental Declaration of record in Book 7155, page 844, in said Register's Office.
5. Surveyor's Certificate of Correction of record in Book 6785, page 427, said Register's Office.

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 8550 PAGE 42

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 127000.00	
			CON TX 469.90	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 476.90	
			CHECK 476.90	
02/13/92	01		14:45 0001 1003	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8402O

IDENTIFICATION REFERENCE

FEB 13 2 45 PM '92

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 501579