BOOK 10243 PG 974

THIS INSTRUMENT WAS PREPARED BY: RAMON E. WOMACK, Attorney at Law, 3720 North Natchez Court, Nashville, TN 37211.

96 OCT 31 AM 11:20
REGISTER
DAVIDSON COUNTY TN

0241963
IDENTIF. & REFERENCE

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Par. Number:
Don Hobson	Same	118-4
1205 Graybar Lane		246
Nashville, TN 37215		6DA-24170

mail

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee (s), and the assumption of the balance due on a note payable to Sarah M. Beasley and husband William A. Beasley and the past due property taxes, by the grantee, We. John P. Petrone and wife, Vickie Carol Petrone hereinafter called the grantors have bargained and sold and do transfer to Don Hobson hereinafter called the grantee his heirs and assigns, a certain tract or parcel land in Davidson County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lots Nos. 211 and 212, in Grandview Heights, a Plan of which is of record in Book 161 pages 14 and 15, of the Register's Office of Davidson County, Tennessee, described as follows:

Said Lots adjoin and front together a total of 100 feet on the westerly margin of Cruzen Avenue and extend back between parallel lines 150 feet to an alleyway in the rear, all as shown on said recorded plan.

Being the same property cnveyed to John P. Petrone by deed from Charles P. Watson, Jr., and wife Ronelda T. Watson of record in Book 8214, page 606, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 2305 Cruzen Street, Nashville, TN 37211.

To have and to hold the said tract or parcel of land with the appurtances and interest thereto belonging to the said grantees their heirs and assigns, forever; and we do covenant with the said grantees that we are lawfully possessed of said

land in fee simple and have a good right to covey the same and that it is otherwise unemcumberd and we do further bind ourselves, our heirs and representatives to warrant and forever defend the title to said land to the said grantee, his heirs and assigns, against all lawful claims of all persons whomsoever. Wherever 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 31 day of Oct., 1996.

John Phillip Petrone Vicki Carol Petrone

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Ramon E. Wormack, a Notary Public in and for said County and State, the within named JOHN P. PETRONE and wife, VICKIE CAROL PETRONE, 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 seal at Nashville, Tennessee, this 31 day of Oct 1996.

My commission expires Sept 28, 1998.

Ramon E. Wormack
NOTARY PUBLIC

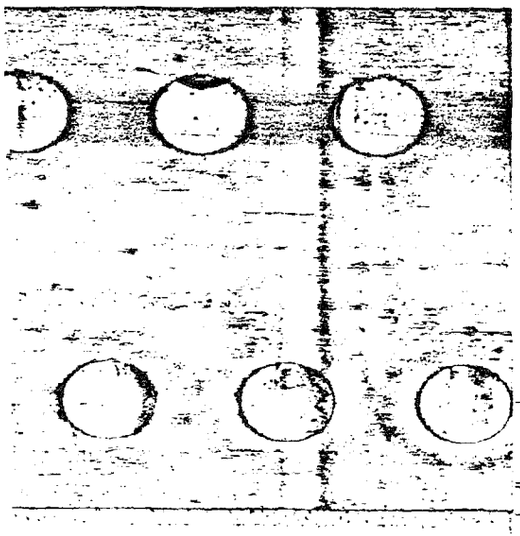
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Don Nelson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF October 1996

J. Chandler
Deputy Register

6328 10/31 0101 03CHECK 222



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

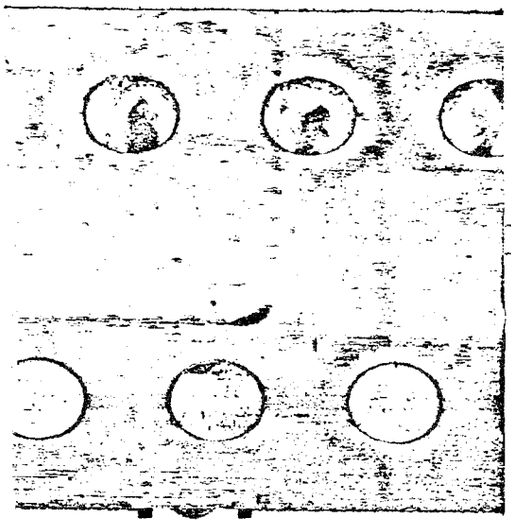
RECEIVED OF _____

FOR _____

BOOK 10243 PG 976

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



CAMT	57960.00
CON TX	213.49
PRFEE	1.00
WDEED	8.00
TOTAL	222.49
CHECK	222.49

10/31/96 01 11:22 0001 6328

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0241963
IDENTIF. & REFERENCE

96 OCT 31 AM 11:20
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1083277