RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

186

This Instrument Prepared by F. Brice
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

STFM-08069

WARRANTY DEED

BOOK 10847 PG 243

THIS INDENTURE, made this 16th day of December, A.D., 19 97, between DALE E. PETERSEN and KYNA S. PETERSEN, husband and wife

Tennessee, First Parties, and
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

Pennsylvania, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of One Hundred Sixty Two Thousand and no cents ($ 162,000.00) DOLLARS 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. 15 on the Plan of Chadfield, Section One, of record in Plat Book 7900, page 836, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same premises which Edward T. and Joyce S. Makela, by Deed dated and recorded in Davidson County, Tennessee in Deed Book Volume 10575, Page 164&c., granted and conveyed unto Dale E. Petersen and Kyna S. Petersen, husband and wife, in fee.

98 MAR 20 AM 11:24
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

04144794
IDENTIF. # REFERENCE

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)

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.) Dale E. Petersen (L.S.)
Dale E. Petersen

_____(L.S.) Kyna S. Petersen (L.S.)
Kyna S. Petersen

STATE OF TENNESSEE }
COUNTY OF _____ }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **DALE E. PETERSEN and KYNA S. PETERSEN, husband and wife,** the within named bargainor, 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 Davidson County, this 16th day of Dec 19 97

Shirley D. Reed
Notary Public

My Commission Expires May 27, 2001

My Commission expires _____

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Eleanore F. Walker et al
ADDRESS Two Devon Sq. 744 W. Lancaster ave.
Wayne Pa 19087-2594

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES: Same and mortgage co. of record
ADDRESS _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $162,000.00. Affiant Mai Mercer Whittaker

Subscribed and sworn to before me this 19 day of March 19 98.

Notary Public Denise C. Akins
My Commission Exp 5/28/2000

DENISE C. AKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 149-13, PARCEL 98).

2. All matters as set forth on the Plan of record in Plat Book 7900, page 836, said Register's Office, including but not limited to a 2.5 x 25-foot anchor easement on the southeast corner of said lot and a 2.5 x 25-foot anchor easement on the southwest corner of said lot.

3. Declaration of Covenants, Conditions and Restrictions, of record in Book 9540, Page 634, Register's Office for DAVIDSON County, Tennessee.

4. Charter of Chadfield Homeowners Association, of record in Book 9540, page 629, said Register's Office.

5. By-Laws of Chadfield Homeowners Association, of record in Book 9540, page 673, said Register's Office.

8609 03/20 0101 03CHECK 612.40

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

RECEIVED OF _____

FOR _____

BOOK 10847 PG 246

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 162000.00
CON TX 599.40
PRFEE 1.00
WDEED 12.00
TOTAL 612.40
CHECK 612.40

03/20/98 01 11:23 0001 0669

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0414794
IDENTIF. # REFERENCE

98 MAR 20 AM 11:25

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1268953