NAME/ADDRESS OF OWNER:
EDWARD H. ARNOLD
P.O. Box 890
Valley Forge, PA 19482

SEND TAX BILLS TO:
Same

THIS INSTRUMENT PREPARED BY:
JOHN B. INGLESON, ATTORNEY
3017 Poston Avenue
Nashville, TN 37203

Map 104-4, Parcel 133

WARRANTY DEED BOOK 11155 PAGE 264

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the undersigned, FRANK T. BATTISTA, JULIE A. BATTISTA KNIGHT and MARIA BATTISTA KERLE, do hereby transfer and convey unto EDWARD H. ARNOLD, his heirs and assigns, forever, that certain tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Margaret R. Shield's Subdivision of Lots Nos. 5 and 6 of O.B. Hayes' Plan, of record in Book 57, page 33, Register's Office for said County, as follows:
>
> Said Lot No. 17 fronts 50 feet on the easterly side of 17th Avenue south, formerly Addison Street, and runs back between parallel lines 162-1/2 feet to an alley.
>
> Being the same property conveyed to Frank T. Battista, Julie A. Battista Knight and Maria Battista Kerle by Quitclaim Deed from F. Thomas Giambattista and being of record in Book 10005, page 278 of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all matters shown on the plat of record in Book 57, page 33; a Right of Way for 17th Avenue South; a Utility Easement to The Metropolitan Government of Nashville and Davidson County of record in Book 4577, page 591; and to any and all easements, etc. that are applicable to the above described property and of record in the Register's Office of Davidson County, Tennessee.
>
> This is improved property having an address of 1008 17th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, together with all the appurtenances, estate, title and interest thereunto belonging unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate, that they have a good right to convey the same and that it is unencumbered, except by lien of the 1998 Davidson County real property taxes, which the Grantee assumes and agrees to pay in full when due.

The undersigned further covenant and bind themselves, their heirs and representatives, to forever warrant and defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

BRADLEY KNIGHT, husband of Julie A. Battista Knight and DANIEL J. KERLE, husband of Maria Battista Kerle hereby join the execution of this instrument for the purposes herein contained and for the purpose of relinquishing any and all marital rights which they may have to said property.

WITNESS OUR HANDS, this the 30th day of September, 1998.

FRANK T. BATTISTA

Julie A. Battista Knight
JULIE A. BATTISTA KNIGHT

Bradley Knight
BRADLEY KNIGHT

Maria Battista Kerle
MARIA BATTISTA KERLE

Daniel J. Kerle
DANIEL J. KERLE

STATE OF Pennsylvania)
ss:
COUNTY OF Venango)

On this 30th day of September, 1998, before me personally appeared, Frank T. Battista to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL at Emlenton, Pennsylvania

Notarial Seal
Tammy J. Thompson, Notary Public
Emlenton Boro, Venango County
My Commission Expires May 22, 2000

Tammy J. Thompson
NOTARY PUBLIC

My Commission Expires: _____

TAMMY J. THOMPSON
NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA

STATE OF Pennsylvania)
ss:
COUNTY OF Venango)

On this 30th day of September, 1998, before me personally appeared, Julie A. Battista Knight and husband, Bradley Knight to me known or who proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL at Emlenton, Pennsylvania

Tammy J. Thompson
NOTARY PUBLIC

Notarial Seal
Tammy J. Thompson, Notary Public
Emlenton Boro, Venango County
My Commission Expires May 22, 2000

My Commission Expires:

STATE OF Pennsylvania)
ss:
COUNTY OF Venango)

On this 30th day of September, 1998, before me personally appeared, Maria Battista Kerle and husband, Daniel Kerle to me known or who proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL at Emlenton, Pennsylvania

Tammy J. Thompson
NOTARY PUBLIC

Notarial Seal
Tammy J. Thompson, Notary Public
Emlenton Boro, Venango County
My Commission Expires May 22, 2000

My Commission Expires:

STATE OF Pennsylvania)
ss:
COUNTY OF Venango)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Edward H Arnold
AFFIANT

Sworn to and subscribed before me, this the 30th day of September, 1998.

Tammy J. Thompson
NOTARY PUBLIC

Notarial Seal
Tammy J. Thompson, Notary Public
Emlenton Boro, Venango County
My Commission Expires May 22, 2000

My Commission Expires:

MAIL ENV.

3220 10/14 0101 03CHECK 16.00

98 OCT 14 AM 8:30

REGISTER
DAVIDSON COUNTY, TN.

0499607

IDENTIFICATION REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 11155 PAGE 267

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 450000.00
CON TX 1665.00
PRFEE 1.00
MDEED 12.00
CFEE 2.00
TOTAL 1680.00
CHECK 1680.00

10/14/98 01 08:32 0001 3230

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0499607
IDENTIF. ↑ REFERENCE

98 OCT 14 AM 8:30

BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

No. 1358468