Davidson County DEEDWARR
Recvd: 02/25/02 12:26 2pgs
Fees:13.00 Taxes:1713.10
20020225-0023703

149133
File Box 14A

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Kenneth C. & Molly A. Petroni
421 Sunnyside Drive
Nashville, TN 37205

SEND TAX BILLS TO:
~~Same~~ SunTrust Mortgage, Inc.
P.O. Box 79041, Baltimore, MD 21279-0041

WARRANTY DEED

(Map Number 116-11; Parcel Number 31.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **LARRY D. SODERQUIST and wife, ANN M. SODERQUIST**, have bargained and sold and do hereby transfer and convey unto **KENNETH C. PETRONI and wife, MOLLY A. PETRONI**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

A TRACT of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the south part of Lot No. 18-A and all of Lot 18-B on the Plan of Honeywood Subdivision of the Malone Estate, not of record and described according to a copy of a survey thereof made April 2, 1947, by James A. Hamilton, Jr., Surveyor, as follows:

BEGINNING at a point in the westerly margin of Sunnyside Drive at the common corner of Lots 18-B and 19-A, being the northeast corner of the property of W. Raymond Denney; thence, northerly along the westerly margin of Sunnyside Drive 167 feet 6 inches to a point which is 67 feet 6 inches north of the corner of Lots 18-A and 18-B; thence, westerly 197 feet, more or less, to a stake in the east line of Lot No. 3; thence, with the line of the same along the westerly line of Lot No. 18-A and Lot No. 18-B, southerly 141 feet 7 inches to a stake at an iron pin, being Denney's northwest corner and the corner of Lots 19-A and 18-B; thence with the line between said lots easterly 183 feet 9 inches to the point of beginning.

BEING the same property conveyed to Larry D. Soderquist and wife, Ann M. Soderquist, by deed from William C. Remington and wife, Jane Remington, of record in Book 5746, page 331, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed of record in Book 5780, page 927, said Register's Office.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **421 Sunnyside Drive, Nashville, TN 37205**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors 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 noted herein.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 22nd day of February, 2002.

LARRY D. SODERQUIST
by: Ann M. Soderquist, Atty-In-Fact

ANN M. SODERQUIST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared the within named Ann M. Soderquist, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) who acknowledged that she executed the foregoing instrument (Warranty Deed) on behalf of Larry D. Soderquist, and acknowledged that she executed the same as the free act and deed of the said Larry D. Soderquist, and for the purposes therein contained, by virtue of Power of Attorney executed by Larry D. Soderquist, being recorded simultaneously herewith in Instrument 20020225-0023702, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 22nd day of February, 2002.

My Commission Expires: _____

Notary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ann M. Soderquist, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 22nd day of February, 2002.

My Commission Expires: _____

Notary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$463,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of February, 2002.

My Commission Expires: _____

Notary