#5298 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

BOOK 7029 PAGE 778

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: (MORTGAGEE)	MAP PARCEL NUMBERS
Henry Juszkiewicz	CITICORP HOMEOWNERS INC.	Map 144-7
(NAME)	(NAME)	
1125 Balbade Drive	670 Mason Ridge Center Drive	Parcel 6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	St. Louis, Missouri 63141	F.B. #FH 8200
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, H. Berney Ragan, III and J. THOMAS PATTERSON, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry Juszkiewicz and Patricia Ann Juszkiewicz, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Section Three, Chickering Park, as of record in Plat Book 2663, pages90 and 91, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to H. Berney Ragan, III and J. Thomas Patterson, III by deed from Joseph L. Morrissey and wife, Pamela Davis Morrissey of record in Book 6945, page 279, said Register's Office.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book 2663, pages 90 & 91, said Register's Office.

Claire M. Ragan, spouse of H. Berney Ragan, III, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said H. Berney Ragan, III.

Rebecca W. Patterson, spouse of J. Thomas Patterson, III, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virture of her marriage to the said J. Thomas Patterson, III.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
NOV 4 9 03 AM '86
IDENTIFICATION REFERENCE
59971

unimproved (XX)
This is improved ( ) property, known as 1125 Balbade Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 4th day of October, 19 86

H. Berney Ragan, III

J. Thomas Patterson, III

Claire M. Ragan

Claire M. Ragan

Rebecca W. Patterson

Rebecca W. Patterson

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 7029 PAGE 779

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. Berney Ragan, III and J. Thomas Patterson, III

the 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 Brentwood, Tennessee this 28th day of Oct. 1986.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Rebecca W. Patterson the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of October, 1986.

My commission expires: 11-12-89

Clara Dee Dyer
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Claire M. Ragan the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of October, 1986.

My commission expires: 11-12-89

Clara Dee Dyer
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER 1986

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

H. Berney Ragan, III and J. Thomas Patterson, III

TO

Henry Juszkiewicz and wife, Patricia Ann Juszkiewicz

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____
FOR BOOK 7029 PAGE 780

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
			100500.00- CAMT.	
			505.40 MSTAX	
	VD		505.40- MSTAX	
			505.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK -511.90-	
			1988A1 /04/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59671

IDENTIFI REFERENCE

Nov 4 9 03 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 08035