BOOK 7177 PAGE 322

This instrument prepared by:
BARNETT & ALAGIA
One Nashville Place
Suite 1810
150 Fourth Avenue North
P.O. Box 2509
Nashville, TN 37219

| Address New Owner(s) as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Rastislav Yuskevitch<br>4806 Merrill Lane<br>Nashville, TN 37211 | First Investment Co.<br>4300 East Broad<br>P.O. Box 749<br>Columbus, OH 43216 | Map 150-5<br>Parcel 325 |

WARRANTY DEED

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $47,870.41.

Bobby G Pate
Affiant

Subscribed and sworn to before me, this the 20 day of March, 1987.

David Hooper
Notary Public

My Commission Expires: 11/12/90

06905

IDENTIFICATION REFERENCE

FILED FOR RECORD
MAR 23 2 29 PM '87
FELIX T. WILSON II REGISTER
DAVIDSON COUNTY, TN

For and in consideration of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which is hereby expressly acknowledged, I, BOBBY GLENN PATE, hereinafter referred to as the Grantor, have bargained and sold, and by these presents do transfer and convey unto RASTISLAV YUSKEVITCH, hereinafter referred to as the

Grantee, his successors in interest and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 1B, Zone Lot Division of Lot Nos. 1, 2, 3, 4, 5, 6, 7, 8, 45, 46, and 47, on the Plan of Cherry Hills, Section 11-A, of record in Plat Book 6250, Page 233, amending Plat Book 5200, Page 730, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to James A. Powell and wife Sybil J. Powell by deeds of record in Book 6340, Page 246, and Book 6464, Page 233, Register's Office for said County.
>
> Being the same property conveyed to Bobby Glenn Pate and wife, Deborah D. Pate by deed of record in Book 6471, Page 642, Register's Office for said County.
>
> Being the same property conveyed to Bobby Glenn Pate by quitclaim deed from Deborah Davidson (formerly Pate) of record in Book 7177, Page 310, Register's Office for said County.
>
> This conveyance is subject to Restrictive Covenants of record in Book 6436, Page 644, Register's Office for said County.
>
> This conveyance is subject to a Deed of Trust executed by James A. Powell and wife, Sybil J. Powell, to Charles F. Brown, Jr., Trustee, for First Investment Company, dated December 28, 1984, and filed for record in Book 6464, Page 239, Register's Office for said County, with an unpaid principal amount of approximately $46,087.00, which the grantee herein hereby assumes and agrees to pay. The escrow account if any is hereby transferred to the grantee.

This is improved property, known as 3005 Mossdale Drive, Antioch, Davidson County, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors in interest and assigns forever, and I do covenant with the said Grantee that I am seized and possessed of said land in fee simple, have a good

right to convey it, and the same is unencumbered, except as hereinabove set forth.

AND I do further covenant and bind myself, and my heirs, successors in interest, assigns and personal representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors in interest and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 20 day of March, 1987.

Bobby Glenn Pate

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this 20 day of March, 1987, before me personally appeared BOBBY GLENN PATE, to me known 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 seal, at office in Nashville, Tennessee, this 20 day of March, 1987.

Notary Public

My Commission Expires: 11/12/90

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7177 PAGE 325

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 47870.41- AMT. | |
| | | | 134.1[illegible] PSTAX | |
| | | | .50 [illegible] | |
| | | | 6.00 MDE [illegible] | |
| | VD | | 6.00- MDE [illegible] | |
| | | | 9.00 MDE [illegible] | |
| | | | CHECK 143.62- | |
| | | | 58[illegible]3/23/87 BAL .0[illegible] | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

069005

IDENTIFICATION REFERENCE

MAR 23 2 29 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 60363