60

This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9256 PAGE 542

ADDRESS NEW OWNER:
Henry Juszkiewicz
1818 Elm Hill Pike
Nashville, Tennessee 37210-5714

SEND TAX BILL:
To Owner

MORTGAGEE:
NationsBank of Tennessee, N.A.
One NationsBank Plaza
Nashville, TN 37219

MAP AND PARCEL:
MAP 93-6-4
GROUP
PARCEL 4

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Larry G. Volland and wife, Nancy Volland, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Henry Juszkiewicz, married, hereinafter called the Grantee, his 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. 2 in Tract No. 75A on the Capitol Mall Redevelopment Project Plan of record in Book 7900, page 317, described as follows:

Beginning at a point on the northerly margin of Broadway, said point being 90 feet east of the northeast corner of Fourth Avenue N. and Broadway; thence leaving the said northerly margin of Broadway, north 30° 28' 16" west 130.52 feet' thence north 30° 05' 47" west .40 feet; thence north 57° 53' 07" east 26.05 feet; thence South 30° 08' 53" east 1.28 feet; thence south 30° 29' 19" east 130.29 feet to the point of beginning, containing 3,419 square feet, more or less.

Being the same property conveyed to Larry G. Volland and wife, Nancy Volland by deed from Metropolitan Development and Housing Agency of record in Book 9129, page 774, Register's Office for Davidson County, Tennessee.

This is improved property known as 318 Broadway, Nashville, TN 37201.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1994 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Henry Juszkiewicz, his heirs and assigns, forever; and we, Larry G. Volland and wife, Nancy Volland do covenant with the said Grantee 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 and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

20373
IDENTIF. & REFERENCE

FEB 23 PM 12:11
REGISTER
DAVIDSON COUNTY, TN.

8410 02/23 0101 03CHECK 841.50

Witness our hands this the 15th day of February, 1994.

Larry G. Volland

Nancy Volland

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Larry G. Volland and wife, Nancy Volland the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 15th day of February, 1994.

NOTARY PUBLIC

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

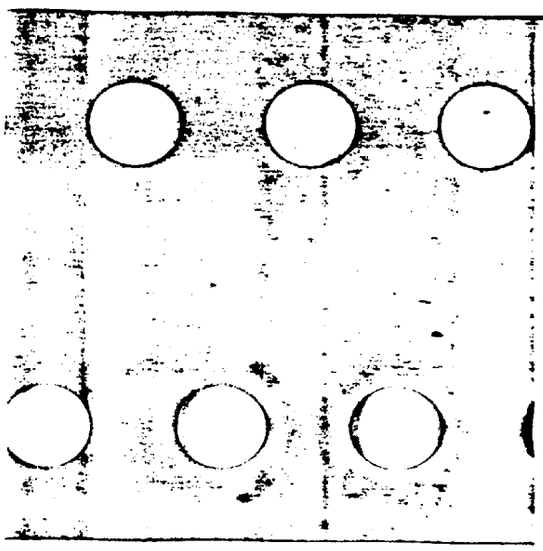
The actual value or consideration, whichever is greater, for this transfer is $ 225,000.00.

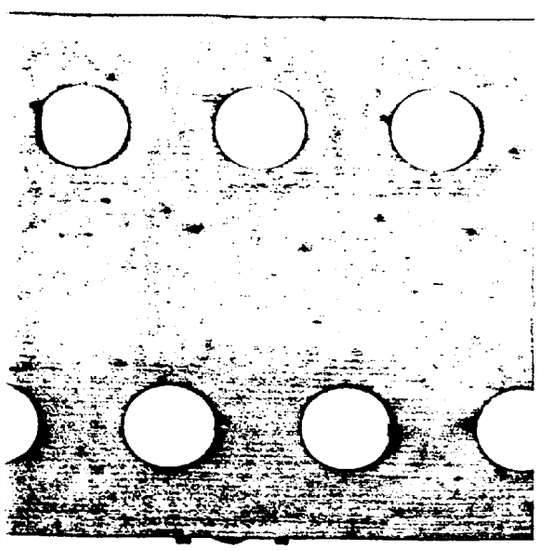
AFFIANT

Subscribed and sworn to before me this 15th day of February, 1994.

NOTARY PUBLIC

My Commission Expires: November 20, 1996





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

RECEIVED OF _____

FOR _____

BOOK 9256 PAGE 544

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 225000.00
CON TX 832.50
PRFEE 1.00
WDEED 8.00
TOTAL 841.50
CHECK 841.50

02/23/94 01 12:12 0001 8410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20373
IDENTIFICATION REFERENCE

94 FEB 23 PM 12:11
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 759303