File 13395
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9817 PG 764

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PATRICIA A. JARUSINSKY (NAME)	NEW OWNER (NAME)	Map 142-7-C
407 Bradford Green (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 33
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 9D-7995

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, HELEN M. REAGAN, married, JULIA LYNN SAMUELS, married, AND JEFFREY ALAN REAGAN, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICIA A. JARUSINSKY, unmarried

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 Unit No. 3, together with the appurtenant interest in the common elements of Ashley Green, a horizontal property regime established by Master Deed, of record in Book 7184, page 44, corrected in Book 7467, page 279, and amended in Book 7482, page 312, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Boundary Plat of Ashley Green on the Plan of record in Plat Book 6900, page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Helen M. Reagan, for and during her natural life with the unqualified power of disposition and upon her death without exercising the said power of disposition, the remainder interest shall be vested in Julia Lynn Samuels, in a 2/3 undivided interest and in Jeffrey Alan Reagan, in a 1/3 undivided interest by deed from Rochford Realty and Construction Co., Inc. of record in Book 7308, page 676, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and paid by the Seller ; (2) Restrictions of record in Book 7184, page 44, corrected in Book 7467, page 279, amended in Book 7482, page 312; (3) Easements of record in Book 5407, page 643, Book 5374, page 511, and in Book 6483, page 907; (4) Charter of record in Book 7140, page 69; and (5) All matters appearing on the Plan of record in Plat Book 6900, page 978, said Register's Office.

Clyde P. Reagan, spouse of Helen M. Reagan, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Helen M. Reagan.

This is not the principal residence of Julia Lynn Samuels or Jeffrey Alan Reagan.

unimproved ( )
This is improved (XX property, known as 407 Bradford Green, Nashville, Tennessee 37221

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 29th day of September, 19 95

Helen M. Reagan by Julia Lynn Samuels
HELEN M. REAGAN
BY: Julia Lynn Samuels, Attorney-In-Fact by Power of Attorney recorded simultaneously herewith

Julia Lynn Samuels
JULIA LYNN SAMUELS

Jeffrey Alan Reagan by Julia Lynn Samuels
JEFFREY ALAN REAGAN
BY: Julia Lynn Samuels, Attorney-In-Fact by Power of Attorney recorded simultaneously herewith

Clyde P. Reagan by Julia Lynn Samuels
CLYDE P. REAGAN
BY: Julia Lynn Samuels, Attorney-In-Fact by Power of Attorney recorded simultaneously herewith

BOOK 9817 PG 765

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIA LYNN SAMUELS with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of September, 19 95.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Julia Lynn Samuels, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Helen M. Reagan and husband, Clyde P. Reagan and Jeffrey Alan Reagan, and is authorized by the said Helen M. Reagan and husband, Clyde P. Reagan and Jeffrey Alan Reagan to execute this instrument on their behalf.

Witness my hand, at Office this 29th day of September, 1995.

Notary Public

My Commission Expires:

11/20/96

DEB 10/04 0101 03CHECK 467.80

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Patricia A. Jarusinsky
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 19 95.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

0108516

IDENTIFICATION REFERENCE

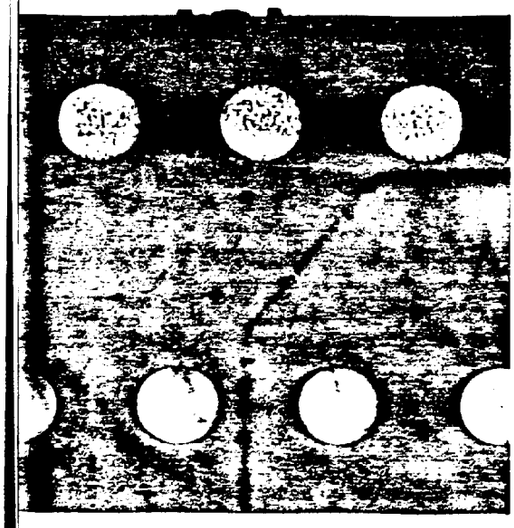
WARRANTY DEED

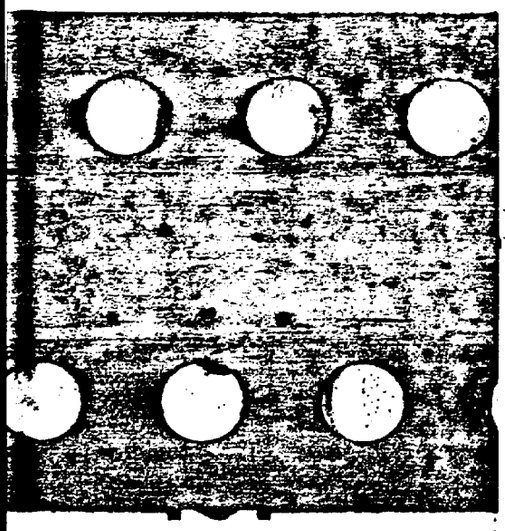
95 OCT -4 [illegible]

FROM HELEN M. REAGAN AND JULIA LYNN SAMUELS AND JEFFREY ALAN REAGAN

TO PATRICIA A. JARUSINSKY

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9817 PG 766

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 124000.00
CON TX 458.80
PRFEE 1.00
WDEED 8.00
TOTAL 467.80
CHECK 467.80

10/04/95 01 10:56 0001 2838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0108516
IDENTIF. ↑ REFERENCE

95 OCT -4 AM 10:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 961622