BOOK 10246 PG 206

30X 61

INSTRUMENT PREPARED BY:
FIRST TITLE CORPORATION
1161 Murfreesboro Rd. Ste 324
Nashville, TN 37217

FILE #: T-4305-RAQUET

WARRANTY DEED

NEW OWNER NAME: Anne Raquet and Frank Raquet	SEND TAX BILL TO: Same	MAP PARCEL NUMBER: 052-11-0/041.00
STREET ADDRESS: 1016 Berwick Trail	STREET ADDRESS:	
CITY STATE ZIP Madison, TN 37115	CITY STATE ZIP	

THIS INDENTURE, made and entered into this 31st day of October, 1996, by and between Mark Kurzynske and wife, Teresa Kurzynske partites of the first part, and Anne Raquet and husband, Frank Raquet parties of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, to-wit:
A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:
Being Lot No. 24 on the Plan of Madison Heights Subdivision, Section 2, Part 2, of record in Book 2133, page 83, Register's Office for said County, to which plan reference is here made for description.
Subject to restrictive covenants in Book 2241, page 209, of the said Register's Office for Davidson County, Tennessee. The Plan of Record in Book 2133, page 83, said Register's Office, shows an Owners Certificate, a 200 foot minimum building setback line from Berwick Trail and a 10 foot easement for public utility and drainage purposes across the rear part of said lot; said setback line was amended to read 150 feet by amendment of record in Book 2276, page 250, said Register's Office. Title to that portion of the premises embraced within the hight and low watermark of the Cumberland River.

Being the same property conveyed unto Mark Kurzynske and wife, Teresa Kurzynske, by Deed recorded November 12, 1987, in Book 7401, Page 170, of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.
The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Mark Kurzynske

Mark Kurzynske

Teresa Kurzynske

Teresa Kurzynske

ACKNOWLEDGEMENT PAGE OF WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, Mark Kurzynske and wife, Teresa Kurzynske, the within named bargainor, 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 by hand, at office, this 31st day of October, 1996.

My Commission Expires,
05/30/99

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

I, or we, 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 $158,900.00, 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 31st day of October, 1996.

Notary Public Patricia Kay Neal

My Commission Expires:
05/30/99

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

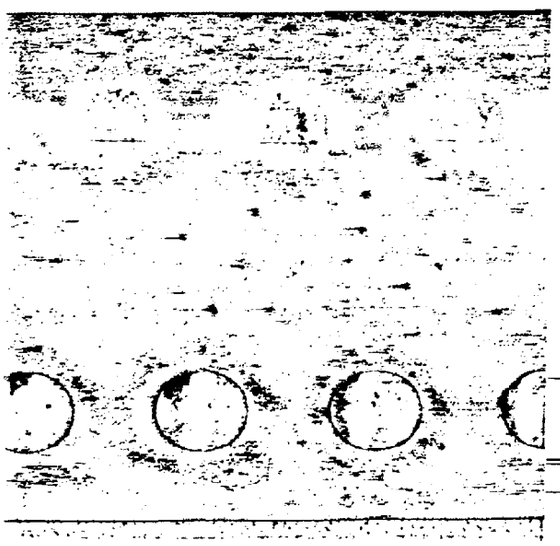
My Commission Expires MAY 30, 1999

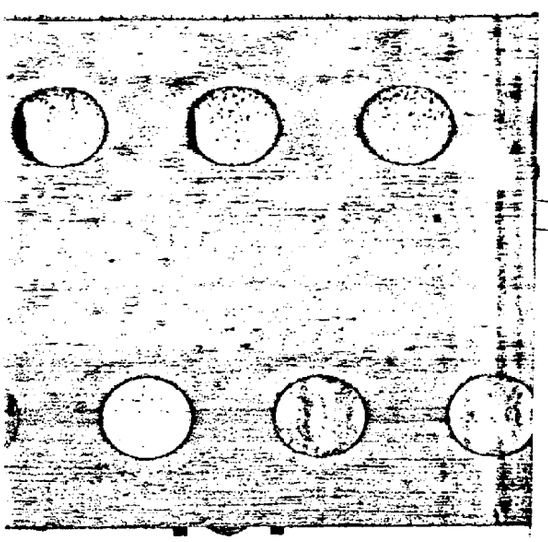
PROPERTY ADDRESS:
1016 Berwick Trail
Madison, TN 37115

0242533
IDENTIF. & REFERENCE

96 NOV -1 PM 1:55
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

6956 11/01 0101 03CHECK 596.93





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

RECEIVED OF _____

FOR _____

BOOK 10246 PG 208

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	158900.00
			CON TX	587.93
			PRFEE	1.00
			WDEED	8.00
			TOTAL	596.93
			CHECK	596.93
11/01/96	01	13:56	0001	6956

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242533 IDENTIF. # REFERENCE

96 NOV -1 PM 1:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 108389