BOOK 10978 PG 829

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian S. Wargo (NAME)	Pacific American Mortgage,A Unit (NAME)	MAP 52-2
714 Cheryl Avenue (ADDRESS)	5520 LBJ Freeway, Suite 200 (ADDRESS)	PRCEL 143
Madison, TN 37115 (CITY) (STATE) (ZIP)	Dallas, Texas 75240 (CITY) (STATE) (ZIP)	11D-46310

FOR AND 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, WE, John S. Raduski, married, the only Heir-At-Law of Leona S. Raduski, Deceased and wife, Margie Raduski

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian S. Wargo, a single man

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

BEING Lot NO. 24 and the easterly 20 feet of Lot No. 25, Block "B", on the Revised Map of Rainbow Terrace, of record in Book 1130, Page 85, Register's Office for said County. Said Lot No. 24 and said part of Lot No. 25 adjoin and front together 70 feet on the southerly side of Cheryl Avenue and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Leona S. Raduski by deed from Charles Milton Johnson and wife, Dorothy Irwin Johnson, of record in Book 3028, Page 521, Register's Office for said County.

The said Leona S. Raduski having since died intestate, leaving her Sole Heir At Law John S. Raduski as shown in Affidavit of Heirship of record in Book 7749, Page 488, Register's Office for Davidson County, Tennessee.

Margie Raduski, spouse of John S. Raduski, joins in this conveyance for the express purpose of relinquishing all marital rights she has in subject property now or in the future.

045125 IDENTIF. + REFERENCE

98 JUN 16 PM 1:14 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

This is improved (X) unimproved property, known as 714 Cheryl Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 9th day of June 19 98

John S. Raduski

Margie Raduski

1-800-626-5427

10978 PG 830

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 John S. Raduski and wife, Margie Raduski

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 Goodlettsville Tennessee, this 9th day of June 98.

Commission expires 11/28/98

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

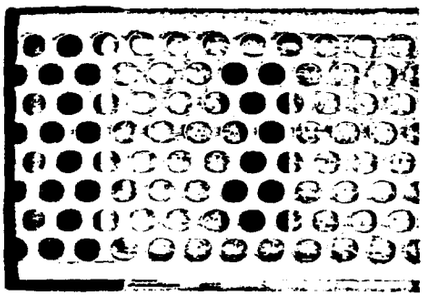
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

1560 06/16 0101 03CHECK 262-4

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



RECEIVED OF _____

FOR _____

BOOK 10978 PG 831

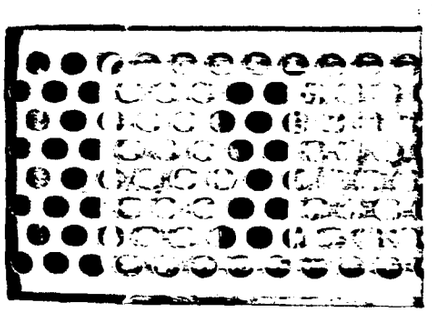
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 68500.00
CON TX 253.45
PRFEE 1.00
WDEED 8.00
TOTAL 262.45
CHECK 262.45

06/16/98 01 13:13 0001 1560

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



045125.1
IDENTIF. & REFERENCE
98 JUN 16 PM 1:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307418