WARRANTY DEED

BOOK 9626 PG 417

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: June 28, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael P. Pyser (NAME)	Principal Residential Mortgage (NAME)	142-11-0-B
800 Magnolia Court East (ADDRESS)	711 High Street (ADDRESS)	024.00CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Des Moines, IA 50392 (CITY) (STATE) (ZIP)	

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, Douglas N. Collins and wife, Karen S. Collins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael P. Pyser and wife, Stephanie L. Pyser

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:

Land in Davidson County, TN, being Lot No. 24 on the Plan of Magnolia Place, of record in Plat Book 7900, Page 729, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Douglas N. Collins and wife, Karen S. Collins by deed from Fred Yazdian and Jerome Rosenblum, Joint Venture, of record in Book 9523, Page 283, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9367, Page 807, By-Laws in Book 9367, page 819, Easement in Book 7788, page 977, Charter in Book 9391, page 887, Agreement in Book 7803, page 640, all matters shown on boundary plat in Book 7900, page 179, and all matters shown on the Plan of Record.

44751 IDENTIF. + REFERENCE

95 MAR 24 AM 9:09

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3383 03/24 0101 03CHECK 559.93

unimproved ( )
This is improved (X) property, known as 800 Magnolia Court East, Nashville, TN 37221
(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 our hand s this 23rd day of March 19 95

Douglas N. Collins

Douglas N. Collins

Karen S. Collins By Douglas N. Collins Atty. In Fact

Karen S. Collins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9626 PG 413

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas N. Collins ~~AND WIFE~~

the bargainor ~~XX~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of March 19 95

Commission expires June 28, 1995

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

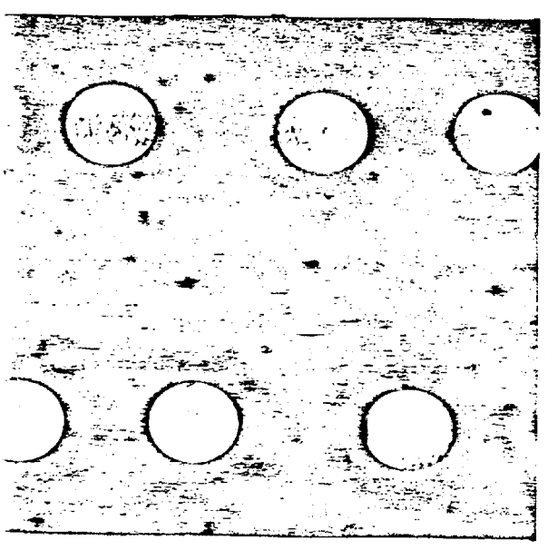
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

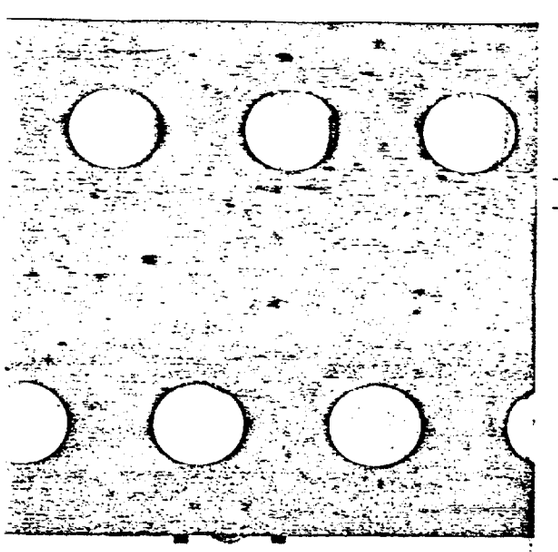
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas N. Collins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the attorney in fact for Karen S. Collins and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and seal at Brentwood, TN, this 23rd day of March, 1995.

Notary Public

My commission expires 6/28/95





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9626 PG 419

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	
				148900.00
			CON TX	550.93
			PRFEE	1.00
			WDEED	8.00
			TOTAL	559.93
			CHECK	559.93
03/24/95	01		09:11 0001	3383

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44751
IDENTIF. ↑ REFERENCE

95 MAR 24 AM 9:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 892945