BOOK 9686PG981

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF May, 1995

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynette G. Copeland	Pacific Southwest Bank	108-16
(NAME)	(NAME)	
318 Woodlark Court	d915284144 N. Central Expressway	249
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas, TX 75204	3
(CITY) (STATE) (ZIP)	(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, Harry Ristau and wife Kim D. Ristau

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynette G. Copeland, unmarried

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, Tennessee, being Lot No. 101A on the Plan of Zone Lot Division Lots 98 through 104, Percy Priest Woods Section IV of record in Book 6250, Page 757, Register's Office for said County, and also shown as part of Lot 101 on the Final Plat, Section IV, Percy Priest Woods Subdivision, of record in Book 6250, Page 357, Said Register's Office, to which reference is made for a more complete description.

Being the same property conveyed to Harry Ristau by deed of record in Book 6878, Page 117, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Kim D. Ristau joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

0065719

IDENTIF. ↑ REFERENCE

'95 JUN -1 AM 10:37

ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (XX) property, known as 318 Woodlark Court, Nashville, TN 37214
(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 hands this 31st day of May 1995

Harry Ristau

Kim D. Ristau
By: Harry Ristau Kim D. Ristau
Harry Ristau, Attorney-in-fact

DCTN01WC

BOOK 9686PG982

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 Harry Ristau

the bargainor _____, 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 Antioch, Tennessee, this 31st day of May 19 95.

Commission expires October 9, 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 DAVIDSON

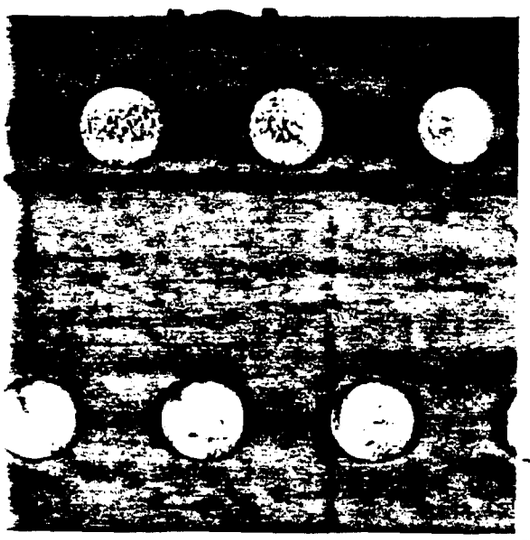
On this May 21, 1995 before me personally appeared Harry Ristau, the person who executed the foregoing instrument on behalf of Kim D. Ristau, and acknowledged that he executed the same as the free act and deed of the said Kim D. Ristau, through Power of Attorney granted him by the said Harry Ristau.

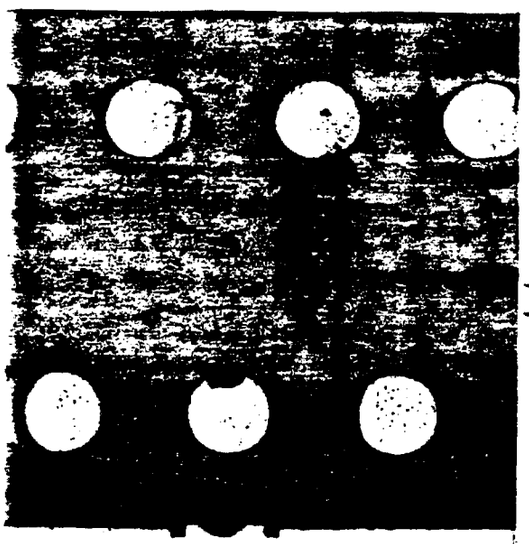
Commission Expires:10-9-95

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

6476 06/01 0101 03CHECK 245.80





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

RECEIVED OF _____

FOR _____

BOOK 9686 PG 983

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	64000.00
CON TX	236.80
PRFEE	1.00
WDEED	8.00
TOTAL	245.80
CHECK	245.80

06/01/95 01 10:40 0001 6476

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065719
IDENTIF. ← REFERENCE

95 JUN -1 AM 10:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915786