0094227 Box 8-cmw

IDENTIF. & REFERENCE

This Instrument Prepared by B. Simmons
8 Penn Center
Philadelphia, PA 19103

95 AUG 23 AM 10:18

REGISTER BRNF-00061

WARRANTY DEED

BOOK 9776PG305

THIS INDENTURE, made this 25th day of August, A.D., 19 95, between **MICHAEL P. PYSER and STEPHANIE L. PYSER, Husband and Wife**

Tennessee, First Parties, and

Lisa M. Meister

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of One Hundred Forty-Nine Thousand Nine Hundred Ninety-Nine and 00/100 ($ 149,999.00) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

Michael P. Pyser and Stephanie L. Pyser, husband and wife,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, 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.

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.

BEING the same premises which Douglas N. Collins and wife, Karen S. Collins, by Deed dated March 23, 1995 and recorded in Davidson County, Tennessee in Deed Book Volume 9626, Page 417&c., granted and conveyed unto Michael P. Pyser and Stephanie L. Pyser, Husband and Wife, in fee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural**, as the case may demand.

BOOK 9776 PG 306

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

8/18/95
(L.S.)

8/18/95
(L.S.)
Michael P. Pyser

(L.S.)

8/18/95
(L.S.)
Stephanie L. Pyser

STATE OF ~~TENNESSEE~~ Kentucky }
COUNTY OF Jefferson }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **MICHAEL P. PYSER and STEPHANIE L. PYSER, Husband and Wife,** 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 my hand and official seal at office, in Jefferson County, this 18 day of August 19 95

Notary Public

My Commission expires Notary Public, State at Large, KY My commission expires Oct. 25, 1998

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Lisa M. Meister
ADDRESS 800 Magnolia Court East
Nashville, TN 37221

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
Third National Bank in Nashville
ADDRESS 201 Fourth Avenue, North, Nashville, TN 37219

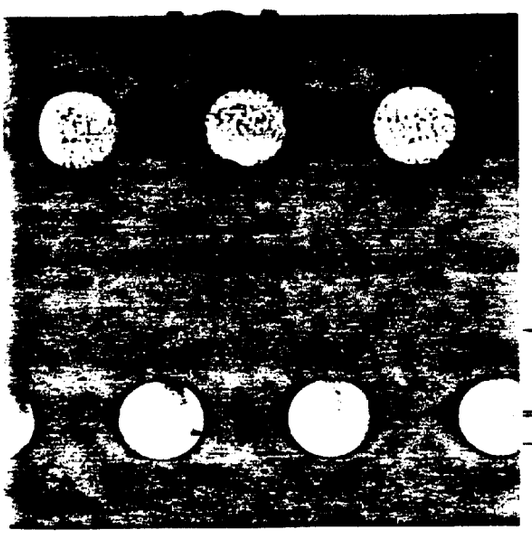
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 149,999.00 . Affiant

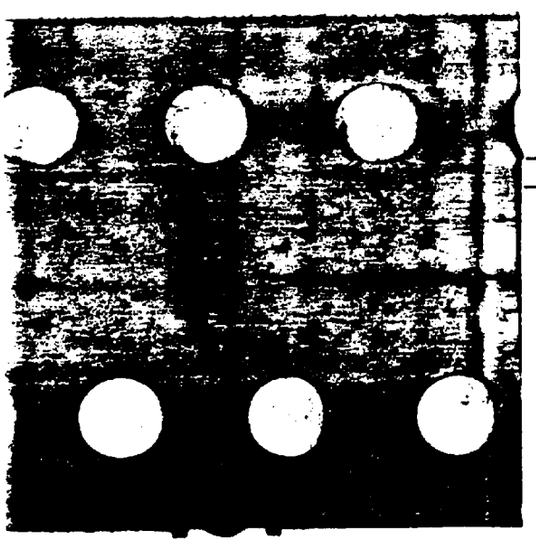
Subscribed and sworn to before me this 25th day of August 19 95.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/98

Notary Public

08/29 0101 03CHECK 564.00





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

RECEIVED OF _____

FOR _____

BOOK 9776 PG 307

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 149999.00	
			CON TX 555.00	
			PRFEE 1.00	
			MDEED 8.00	
			TOTAL 564.00	
			CHECK 564.00	
08/29/95	01		10:18 0001 7633	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0094227
IDENTIF. ↑ REFERENCE

95 AUG 29 AM 10 B

REGISTER
DAVIDSON COUNTY

No. 946562