File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Steven P. Kyburz
114 Summit Ridge Drive
Nashville, TN 37215

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 131-05-B
GROUP
PARCEL 114

WARRANTY DEED

BOOK 9778 PG 716

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Thomas H. Jones and wife, Joann Jones,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Steven P. Kyburz, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Unit No. 114 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Thomas H. Jones and wife, Joann Jones by deed from Ronald V. Serfass and wife, Diane S. Serfass, and Donna M. Serfass, unmarried, as of record in Book 9662, page 180, Register's Office for Davidson County, Tennessee.
>
> The legal description in this transfer is the same as the previous conveyance.

This is improved property known as 114 Summit Ridge Drive, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Steven P. Kyburz, unmarried, his heirs and assigns, forever; and we, Thomas H. Jones and wife, Joann Jones, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of August, 1995.

Thomas H. Jones

Joann Jones

8412 08/30 0101 03CHECK 269.85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas H. Jones and wife, Joann Jones, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of August, 1995.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $70,500.00.

AFFIANT

Subscribed and sworn to before me this 30th day of August, 1995.

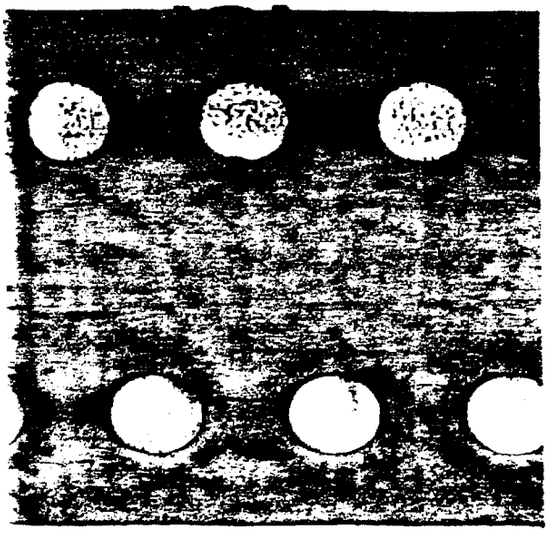
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1996

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95 AUG 30 PM 3:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
00091974



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

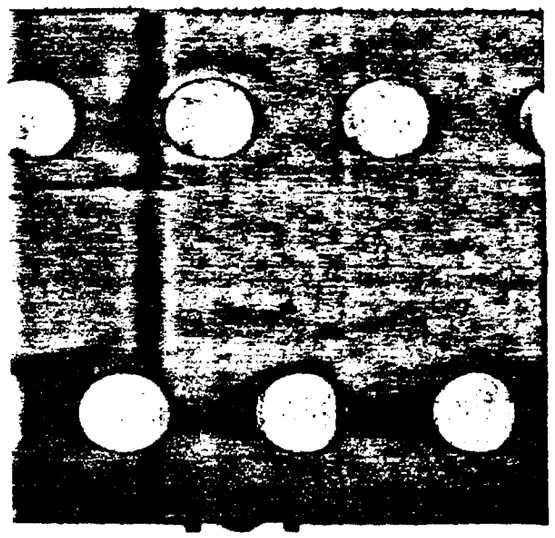
RECEIVED OF _____

FOR _____

BOOK 9778 PG 718

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 70500.00
CON TX 260.85
PRFEE 1.00
WDEED 8.00
TOTAL 269.85
CHECK/BANK 269.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

08/30/95 01 15:15 0001 8412

0094974
IDENTIF. # REFERENCE

95 AUG 30 PM 3:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 947333