THIS INSTRUMENT PREPARED BY: **George V. Crawford** **GULLETT, SANFORD, ROBINSON & MARTIN** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $740,000.00 Kurt V. Berger **AFFIANT** Subscribed and sworn to before me, this 18th day of September, 1995. Notary Public My Commission Expires: 5/18/97

Address New Owners As Follows: Kurt V. Berger and wife, Nancy E. Swystun, 963 Overton Lea Road, Nashville, TN 37220

Send Tax Bills To: SAME

Map-Parcel Number: 146-5-2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN C. MASTERS AND WIFE, MARY JAYNE MASTERS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KURT V. BERGER AND WIFE, NANCY E. SWYSTUN** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County,Tennessee, being Lot No. 10 on the plan of Lealand Manor, 5th Addition, Block "A", not of record, described according to a survey made by Paul D. Settle, Land Surveyor, Tennessee Certificate No. 867, as follows:

BEGINNING at an iron pin in the south right-of-way of Overton-Lea Road, said Point being the northeast corner of Lot No. 9 of the plan of Lealand Manor, Fifth Addition, Block "A", not of record. Said lot is now the property of Robert Sanders, of record in Deed Book 2084, page 462, Register's Office for Davidson County,Tennessee. Thence; with the Sanders' line South 38 degrees 37 minutes west, 929.60 feet to an iron pin, a corner of Sanders' and the Old Cheek Property; thence; with the Cheek Property line south 52 degrees 34 minutes east, 186.26 feet to an iron pin: thence, continuing with the Cheek line South 47 degrees 19 minutes east, 237.53 feet to an iron pin in the west line of Lot No. 11 of the aforementioned Subdivision plan; thence; with the west line of Lot No. 11, north 45 degrees 10 minutes east, 793.39 feet to an iron pin in the southern right-of-way of Overton-Lea Road; Thence; with the south right-of-way of

Overton Lea Road, north 34 degrees 39 minutes west, 536.52 feet to the point of beginning, containing 9.278 acres, more or less.

Being the same property conveyed to John C. Masters and wife, Mary Jayne Masters by deed form Crawford W. Adams and wife, Barbara A. Adams of record in Book 5479, page 229, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as 963 Overton Lea Road, Nashville, Tennessee 37220.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person 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 18th day of September, 1995.

John C. Masters

Mary Jayne Masters

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

5233 09/18 0101 03CHECK 2747.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN C. MASTERS AND WIFE, MARY JAYNE MASTERS**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of September, 1995.

Notary Public

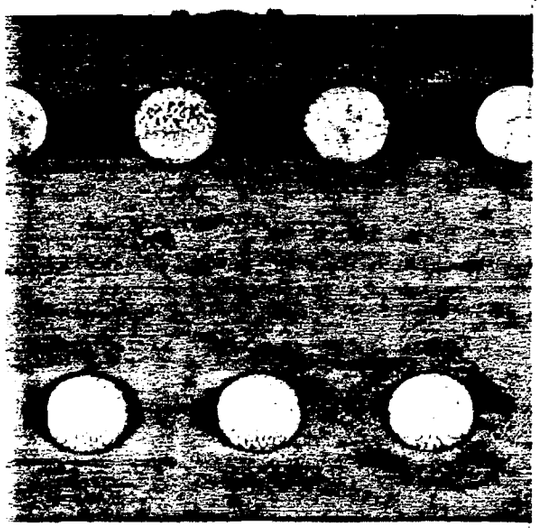
My Commission Expires: 9/21/96

NOTARY PUBLIC DAVIDSON COUNTY

95 SEP 18 PM 1:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0101317
IDENTIF. ↑ REFERENCE



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

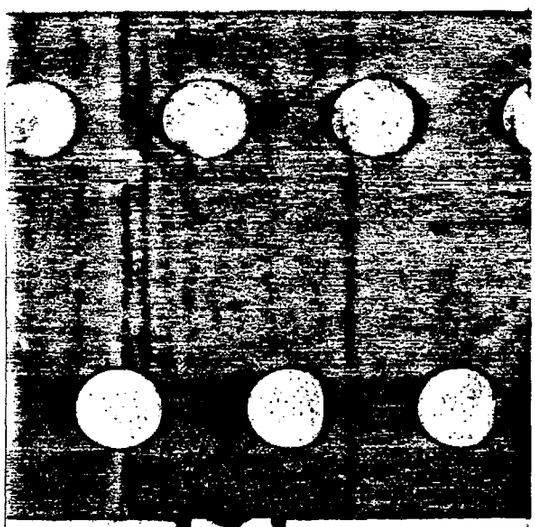
RECEIVED OF _____

FOR _____

BOOK 9797 PG 796

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 740000.00
CON TX 2738.00
PRFEE 1.00
WDEED 8.00
TOTAL 2747.00
CHECK 2747.00

09/18/95 01 13:43 0001 5233

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0101317
IDENTIF. ↑ REFERENCE

95 SEP 18 PM 1:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 954083