43

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

10293 PG 385

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF December 19 96

Notary Public

My Commission Expires JAN 24 1998

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Michael P. Lyons (NAME)	Countrywide Home Loans, Inc. (NAME)	142 10 A 00800
7312 Weston Way (ADDRESS)	155 North Lake Avenue (ADDRESS)	09D73321
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (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, Joseph G. Piscitella and wife, Cheryl Piscitella

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael P. Lyons and wife, Cindy M. Lyons

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 the Second Civil District of Davidson County, Tennessee, being Unit 9-B Weston Way Condominiums, Phase II, a Tennessee Horizontal Property Regime, as shown on Plat of record in Book 5210, Page 89, amended in Book 5800, Page 95, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph G. Piscitella and wife, Cheryl Piscitella, by deed from Hubert A. Reigle and Clifford A. Reigle of record in Book 9648, Page 800, Register's Office for Davidson County, Tennessee.

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

0256689
IDENTIF. ^ REFERENCE

96 DEC 17 PM 3:36
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

6662 12/17 0101 03CHECK 279.10

unimproved ( )
This is improved (X) property, known as 7312 Weston Way, 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 13th day of December 19 96

Joseph G. Piscitella

Joseph G. Piscitella

Cheryl Piscitella

Cheryl Piscitella

BOOK 10293 PG 386

STATE OF ARIZONA
COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph G. Piscitella and wife, Cheryl Piscitella

the bargainor s, 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 Nashville, Tennessee this 13th day of December 19 96.

Commission expires [illegible], 1999

Notary Public

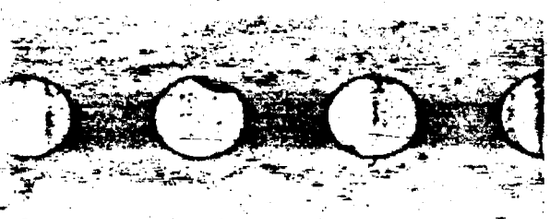
STATE OF TENNESSEE
COUNTY OF

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 _____.

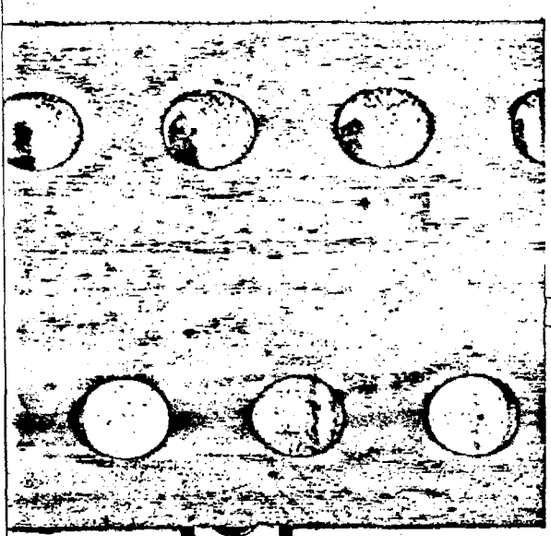
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public







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

RECEIVED OF _____

FOR _____ BOOK 10293 PG 387

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 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 8.00
TOTAL 279.10
CHECK 279.10

12/17/96 01 15:38 0001 6662

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256689
IDENTIF. & REFERENCE

96 DEC 17 PM 3:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1099266