Davidson County DEEDWARR
Recvd: 10/07/02 08:20 2pgs
Fees:13.00 Taxes:545.75
20021007-0121608

27A
2 of 4

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Ryan Meyers et ux 5205 Anchorage Drive Nashville, TN 37220	Chase Manhattan Mortgage P.O. Box 572405 Murray, UT 84157	Map 146-15 Parcel 143.00
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY SEVEN THOUSAND FIVE HUNDRED and NO/100 ($147,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **LISA PINCUS, an unmarried person, by and through her lawful attorney-in-fact, MARSHALL L. HIX,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **RYAN MEYERS and ALLISON MEYERS,*** hereinafter called the Grantees, their heirs and assigns forever, that certain

*husband and wife

parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Lot No. 62 on the plan of Haileywood Estates, Section IV, of record in Book 2330, page 59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 62 fronts 131 feet on the southwesterly side of Anchorage Drive and runs back 277.9 feet on the southeasterly line and 140 feet on the northwesterly line to a dead line in the rear on which it measures 189.7 feet.

Being the same property conveyed to Irwin Pincus, Married and Lisa Pincus, Unmarried, by Warranty Deed from W. David Kilpatrick, Jr. and wife, Cynthia May Kilpatrick of record in Book 10689, page 623, Register's Office for Davidson County, Tennessee, and further conveyed to Lisa Pincus, an unmarried person, by Quitclaim Deed from Irwin Pincus and wife, Hilane Pincus of record as Instrument No. 20020906-0108516, said Register's Office.

This conveyance is made subject to all matters as shown on subdivision plan of record in Book 2330, page 59, Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 5205 Anchorage Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except for lien of the 2002 property taxes.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 27th day of September, 2002.

Lisa Pincus
LISA PINCUS

By: Marshall L. Hix
MARSHALL L. HIX, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared Marshall L. Hix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the attorney-in-fact of Lisa Pincus, the within named bargainor, and that he, as such attorney-in-fact, executed the foregoing instrument for the purposes therein contained, by signing the name of Lisa Pincus by himself as attorney-in-fact.

WITNESS my hand and seal, this 27th day of September, 2002.

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9/22/02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $147,500.00.

Jane Shafer
AFFIANT

Subscribed and sworn to before me, this 27th day of September, 2002.

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 9/22/02