FILE BOX "7"

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43095

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/04 12:12 2pgs
Fees:13.00 Taxes:2294.00

20040603-0065346

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
2nd day of June, 2004.

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lanson J. Hyde, II et ux	SAME AS NEW OWNER	145-7-60
929 Travelers Court		
Nashville, TN, 37220		

FOR AND IN 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, I/WE,

James Gregory Kyser and wife, Margaret A. Kyser

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lanson J. Hyde, II and wife, Lucette W. Hyde

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 Davidson County, TN, BEING Lot No. 21 on the Plan of Inns of Granny White, of record in Plat Book 6250, page 460, and revised in Plat Book 6900, page 125, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to James Gregory Kyser and wife, Margaret A. Kyser by deed from Wendell K. Barnett and wife, Pamela B. Barnett, of record in book 9370, page 884, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 929 Travelers Court, Nashville, TN 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 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 my/our hand(s) this 2nd day of June, 2004

James Gregory Kyser

Margaret A. Kyser

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARGARET A. KYSER, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 2ND day of June, 2004.

NOTARY PUBLIC

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06

My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 2nd day of June, 2004, before me personally appeared MARGARET A. KYSER, to me known to be the person who executed the foregoing instrument in behalf of JAMES GREGORY KYSER, as his Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said JAMES GREGORY KYSER, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 2nd day of June, 2004.

NOTARY PUBLIC

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06

My Commission Expires MAR. 25, 2006