25

BOOK 10777 PG 875

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 98

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KERRY O'REILLY	MORTGAGE PORTFOLIO SERVICES, INC	83-10 335
(NAME)	(NAME)	
1910 OVERHILL DRIVE	4144 N. CENTRAL EXPRESSWAY, #900	23W-18744
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	DALLAS, TX 75204	
(CITY) (STATE) (ZIP)	(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, STEVEN R. FISCHER AND WIFE, MARY F. FISCHER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KERRY O'REILLY AND WIFE, LINDA KAY O'REILLY

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, Tennessee, being the northern 76.5 feet of Lot No. 26 and the northerly 78.5 feet of the easterly 54 feet of Lot No. 27, on the MAP of RICHARDSON PLACE, as of record in Book 547, page 135, said Register's Office, to which plan reference is hereby made for a more complete description.

SAID parts of Lot Nos. 26 and 27 front 78.5 feet on the westerly margin of North 19th Street and extends back between parallel lines with the southerly margin of Oakhill Drive (also known as Oak Hill Drive), 111.2 feet to a dead line.

BEING the same property conveyed to STEVEN R. FISCHER AND WIFE, MARY F. FISCHER, by deed from Mari D. Beerman, Unmarried and Maria L. Urtubees, Unmarried, of record in Book 10310, page 440, Register's Office for DAVIDSON County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 1115, page 157, said Register's Office, and to the matters set forth in the above referenced plan of record.

SOURCE OF DESCRIPTION: Survey dated December 29, 1997, made by:

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 1910 OAKHILL DRIVE, NASHVILLE, TN 37206
(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 29th day of January 19 98

Steven R. Fischer
STEVEN R. FISCHER

Mary F. Fischer
MARY F. FISCHER

BOOK 10777 PG 876

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 STEVEN R. FISCHER AND WIFE, MARY F. FISCHER

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 29th day of January, 19 98

Commission expires May 27, 2001

I. DYKE TATUM
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

*** CONTINUATION

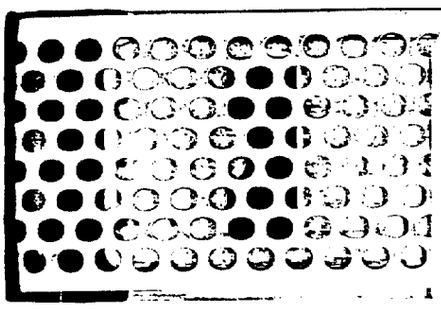
JOHN B. KOHL, III, LICENSE NO. 100
JOHN KOHL & COMPANY, P.C.
400 SEVENTH AVENUE SOUTH
NASHVILLE, TN 37203

98 FEB -2 PM 2:31

REGISTER
DAVIDSON COUNTY, TN.

0396045
IDENTIFICATION REFERENCE

8410 02/02 0101 03CHECK 438.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10777 PG 87

Book 10777 Pg 877

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

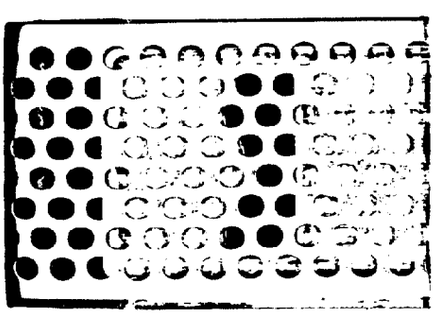
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 116000.00

CON TX	429.20
PRFEE	1.00
WDEED	8.00
TOTAL	438.20
CHECK	438.20

02/02/98 01 14:32 0001 0410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0396045

IDENTIF. ↑ REFERL

98 FEB -2 PM 2:31

REGISTER
DAVIDSON COUNTY, TN.

No. 1248979