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Box 1

WARRANTY DEED

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$65,800.00**

x Angela Joy Hiter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF AUGUST, 1998.**

Victor Hazelwood
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Joy Hiter	**NationsBanc Mortgage Corporation**	**96-16-115**
(NAME)	(NAME)	
735 Fitzpatrick Road	**P.O. Box 35140**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Louisville, KY 40232**	
(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, **Gisela Phelps F/K/A Gisela Hedwig Sites**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela Joy Hiter, unmarried**, 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 Lot No. 11A of the Zone Lot Division of Lot Nos. 10 and 11 of 1st Revision, Plan of Larchwood Section One B of record in Plat Book 6250, Page 852, amending Plat Book 5190, Page 157 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gisela Hedwig Sites by deed of record in Book 8037, Page 795, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **735 Fitzpatrick Road, Nashville, TN 37214**
(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.

0482254

98 SEP -1 AM 11:15

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

REGISTER'S REFERENCE

Witness **our hands** this **28th day of August, 1998**.

Gisela Phelps F/K/A Gisela Hedwig Sites

By: Gisela Phelps Melonie Bracey
, atty-in-fact

Attest:
,

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 Gisela Phelps F/K/A Gisela Hedwig Phelps 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.

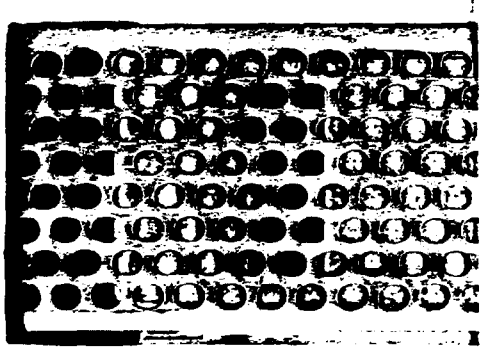
Witness my hand and official seal at Nashville, Tennessee, this 28th day of August, 1998.

Victor Hazlewood
Notary Public

VICTOR HAZLEWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Commission expires: 5/26/2002

4764 09/01 0101 03CHECK 254.46



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

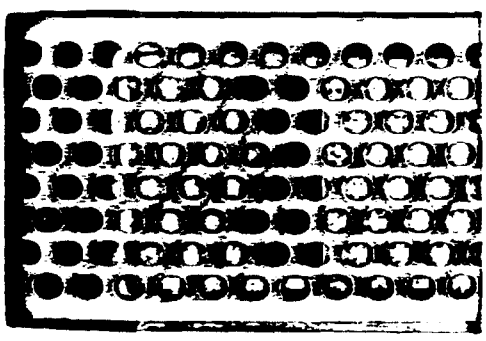
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65800.00

CON TX 243.46
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 254.46
CHECK 254.46

09/01/98 01 11:16 0001 4764

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0482254

IDENTIFICATION REFERENCE

98 SEP -1 AM 11:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1340216