BOOK 11162 PAGE 798

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

NOTARY PUBLIC Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 1998.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires NOV. 25, 2000

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kathleen L. Ballinger	North American Mortgage Company	96-16-167
(NAME)	(NAME)	
3029 Blackwood Drive	3883 Airway Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Santa Rosa, CA 95403	
(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, **DEBRA B. MCPHETRIDGE, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHLEEN L. BALLINGER, AN UNMARRIED PERSON** , 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:

BEING Lot No. 298, on the plan of Larchwood, Section III, of record in Plat Book 5200, Page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Debra B. McPhetridge, unmarried by deed from Ronald G. Grizzard and wife, Debra V. Grizzard of record in Book 10248, Page 390, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3029 Blackwood Drive, 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 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 16th day of October, 1998.

Debra B. McPhetridge

98 OCT 20 PM 2:25
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0501871
IDENTIF. + REFERENCE

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 Debra B. McPhetridge, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 16th day of October, 1998

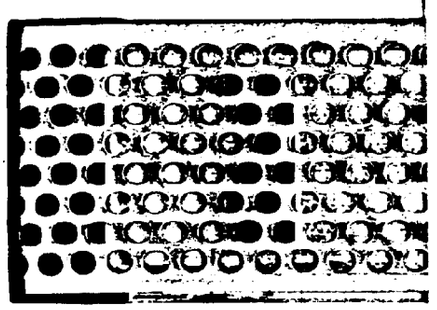
Commission expires:

Dana Summaffell
Notary Public

DANA SUMMAFELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

5651 10/20 0101 03CHECK 432.80



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

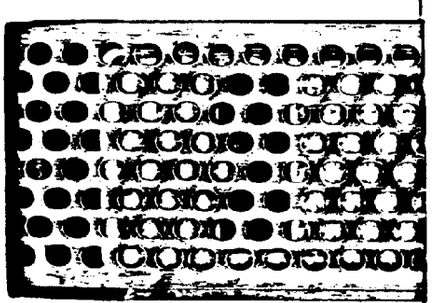
RECEIVED OF _____ BOOK 11162 PAGE 800

FOR _____

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
			CAHT	114000.00
			CON TX	421.80
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	432.80
			CHECK	432.80
10/20/98	01	14:27	0001	5651

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0501871
IDENTIF. # REFERENCE

98 OCT 20 PM 2:25
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1361110