WARRANTY DEED

RECORD AND RETURN TO:
SATURN & MAZER TITLE SERVICES, INC.
File Box "7"
(37604)

BOOK 11355 PG. 688

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$127,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **19TH DAY OF FEBRUARY, 1999**

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: February 9, 2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

My Commission Expires MAY 26, 2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy M. Fritz	North American Mortgage Company	**119-4-81**
(NAME) **304 Browning Road**	(NAME) 3883 Airway Drive	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **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, **James E. O'Neal and wife Amy E. O'Neal**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dorothy M. Fritz and Dorothy M. Stewart as joint tenants with rights of survivorship**, 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. 138 on the plan of Glencliff Estates Section 6, of record in Book 2133, Page 73, Register's Office for said County.

Said Lot No. 138 fronts 94.0 feet on the southerly margin of Browning Road and extends back between parallel lines 221.0 feet to a dead line.

Being the same property conveyed to James E. O'Neal and wife, Amy E. O'Neal by deed of record in Book 9361, Page 243, Register's Office for Davidson County, Tennessee.

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

[illegible] 480.00

unimproved ☐
This is improved ☒ property, known as **304 Browning Road, Nashville, TN 37211**
(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.

0553228
IDENTIFICATION REFERENCE
99FEB25 AM10:49
REGISTER
DAVIDSON COUNTY, TN.

Witness **my/our hand(s)** this **19th day of February, 1999**.

James E. O'Neal

Amy E. O'Neal

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 James E. O'Neal and wife, Amy E. O'Neal the bargainors, 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 19th day of February, 1999.

Notary Public

Commission expires: 5.26.2002

ELIZABETH E. TRIPLETT
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

BOOK 11355 PG. 689

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11355 PG. 699

0553228

IDENTIFICATION REFERENCE

99FEB25 AM10:49

REGISTER
DAVIDSON COUNTY, TN.

CASH

	127000.00
CON TX	469.90
PRFEE	1.00
MISCED	8.00
CFEE	2.00
TOTAL	480.90
CHECK	480.90

10:47 0001 0336

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1429542