Realty 48A

WARRANTY DEED

BOOK 11362 PG. 320

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell W. Bonnot (NAME)	Regions Mortgage, Inc. (NAME)	171-03-O-B 032.00
641 Old Hickory Blvd.,#5 (ADDRESS)	605 South Perry Street (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Montgomery, AL 36104 (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, Thomas J. Sitzler and wife, Whitney Cline Sitzler

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

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 Unit No. 3B on the Plan of Revised Plan Phase One, Section One, Townhomes of Fredericksburg, of record in Book 9700, Page 326, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas J. Sitzler and wife, Whitney Cline Sitzler by quitclaim deed from Radnor Homes, Inc. of record in Book 10828, Page 119, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 10126, Page 435; Book 10224, Page 683 and corrected in Book 10294, Page 850; Book 10393, Page 11; Book 10628, Page 517; Book 10895, Page 778 and Book 7798, Page 843; Bylaws in Book 10126, Page 489 and Book 10275, Page 959; Easements in Book 7993, Page 269; Book 7851, Page 712; Book 7358, Page 643; Book 9607, Page 431; Dedication of site drainage easement in Book 10012, Page 756; Charter in Book 10126, Page 430, and all matters shown on the Plan of Record.

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd.,#5, Brentwood, TN 37027
(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 & this 1st day of March 19 99

Thomas J. Sitzler

Whitney Cline Sitzler

Whitney Cline Sitzler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas J. Sitzler and wife, Whitney Cline Sitzler

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 Brentwood, Tennessee, this 1st day of March 19 99.

Commission expires May 16, 1999

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

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

RECEIVED & RECORDED
99 MAR -2 AM 10:53
REGISTER
WILLIAMSON COUNTY, TN.
2125 03/02 0101 03CHECK 695.50
0554948

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11362 PG. 322

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

0554948

IDENTIF. # REFERENCE

99 MAR -2 AM 10:54

CAMT
185000.00
CON TX 684.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 695.50
CHECK 695.50

03/02/99 01 10:52 0001 2125

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431314