WARRANTY DEED

SHELLY A. GARDNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 26, 2002

BOOK 11418 PG. 731

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Angela E Buntin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 1999.

Shelly A Gardner
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela E. Buntin	North American Mortgage Company	105-13-306
(NAME)	(NAME)	
905 Lawrence Avenue	P.O. Box 395	22W10910
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Albino, NY 14411-0395	
(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, Henry Hill and wife, Mary Hill, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela E. Buntin, an unmarried woman, 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 easterly 48 feet of Lot No. 10 and the westerly 10 feet of Lot No. 11 on the Map of Weldkirch's Subdivision of Lots 8 and 9 W.L.B. Lawrence's Addition to Nashville, as of record in book 421, Page 90, Register's Office for said County, and described according to a survey made by Barge, Waggoner & Sumner, Engineers, dated March 23, 1970, as follows:

SAID part of said lots fronts 58 feet on the southerly side of Lawrence Avenue, and extends back between parallel lines, 160 feet to an alley.

BEING the same property conveyed to Henry Hill and wife, Mary Hill by deed from Thomas Edward Smith and wife, Beverly Jean Smith of record in Book 5470, Page 170 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 905 Lawrence Avenue, Nashville, TN 37204
(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 my/our hand(s) this 31st day of March, 1999.

Henry Hill
Henry Hill

Mary Hill
Mary Hill

0570227

IDENTIFICATION REFERENCE

99 APR -6 PM 3:55
BILLY GRAMMER REGISTER
DAVIDSON COUNTY, TN.

358.80 CHECK 0101 04/06/99

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 Henry Hill and wife, Mary Hill, 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 31st day of March, 1999.

Commission expires:

Shelly A. Gardner
Notary Public

SHELLY A. GARDNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002

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 11418 PG. 733

0570227

IDENTIFICATION REFERENCE

99 APR -6 PM 3:55

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	94000.00
CON TX	347.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	358.80
CHECK	358.80

04/06/99 01 15:57 0001 8196

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1447216