MAIL ENV.
99 JUN 11 PM 4:33
RECEIVED
REGISTER'S OFFICE
DAVIDSON CO., TN.

0599168

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **May, 1999** between **L. SUZANNE RITTER-KEELE and husband, ALAN R. KEELE** , GRANTOR, and **STEVEN E. QUALLS, unmarried** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, BEING LOT NO. 131, on the Plan of Hunters Branch, Section 2-A, of record in Book 6250, page 819, Register's Office for Davidson County, Tennessee, and as amended in Book 6815, page 77, said Register's Office.

Being the same property conveyed to L. SUZANNE RITTER-KEELE and husband, ALAN R. KEELE by deed of record in Deed Book 7830, page 77, Register's Office for Davidson, Tennessee.

This is improved property known as: 104 Collinwood Place, Antioch, Tennessee 37013

9904 06/11 0101 03CHECK 407.60

TO HAVE AND TO HOLD said land with the appurtenances, estate, title and interest thereto belonging to the Grantees, their (successors), heirs and assigns forever, and Granter does further covenant that Granter is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is unencumbered except for payment of real property taxes which have been prorated between the parties herein and paid or will be paid as agreed between the parties herein.

AND GRANTOR DOES FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate against the lawful claims of all persons, whomsoever.

Whenever 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 HAND on the day and year first above written.

L. Suzanne Ritter-Keele
L. SUZANNE RITTER-KEELE
Signature of Seller

ALAN R. KEELE
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE COUNTY OF WILLIAMSON

PERSONALLY APPEARED BEFORE ME, a Notary Public of said County and State, **L. SUZANNE RITTER-KEELE and husband, ALAN R. KEELE**, the within named 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, at office, this **27th** day of **May, 1999.**

Jennifer L. Schroeder
Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE
JENNIFER L. SCHROEDER
WILLIAMSON COUNTY, TN
My Commission Expires February 9, 2003

Name and Address of Property Owner:
STEVEN E. QUALLS
1207 Long Hunter Lane
Nashville, Tennessee 37217

Property Address:
104 Collinwood Place
Antioch, Tennessee 37013

Person Responsible for Taxes:
North American Mortgage Company
P.O. Box 395
Albion, NY 14411
Map & Parcel 172-09-0-A-131.00CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$118,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Steven E. Qualls
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, a Notary Public, this **27th** day of **May, 1999.**

Jennifer L. Schroeder
Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE
JENNIFER L. SCHROEDER
WILLIAMSON COUNTY, TN
My Commission Expires February 9, 2003

RETURN TO:
Lander's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
99-1-183

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11525 PG. 664

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

0599168

RECORDED
98 JAN 11 PM 4:33
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

REFERENCE

MAMT
110000.00
CONV CO
MAMT
110000.00-
CAMT
110000.00
CON TX 436.60
PRFEE 1.00
MREED 8.00
CFEE 2.00
TOTAL 447.60
CHECK 447.60

01/11/99 01 16:37 0001 0004

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473455