99-9-22-Q

File Box 19B

WARRANTY DEED

BOOK 11683 PAGE 591

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 19 99

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID McFARLAND	E-LOAN, INC.	MAP 129-12
(NAME)	(NAME)	
945 Percy Warner Boulevard	5875 Arnold Road	PARCEL 040
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Dublin, CA 94568	F.B.#: 07DZ-36077
(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, MITZI ANN WISEMAN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID McFARLAND, UNMARRIED

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. 234 on the Plan of Warner Park Valley, Section 1, of record in Plat Book 3600, Pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Elijah Blaine Sprouse and wife, Mitzi Wiseman Sprouse, by Deed from James Victor Andrews, III and wife, Judith Annette Bass Andrews, of record in Book 8417, Page 781, Register's Office for Davidson County, Tennessee. The parties having since divorced and by Final Decree of record in Minute Book 260B, Page 909, and Case No. 96D-1355, in the Fourth Circuit Court for said County, the property was further conveyed to Mitzi Ann Wiseman Sprouse by Quitclaim Deed from Elijah Blaine Sprouse, of record in Book 10169, Page 202, and further conveyed to Mitzi Ann Wiseman, an unmarried person, by Quitclaim Deed of record in Book 11204, Page 990, said Register's Office. Said property was further conveyed to Mitzi Ann Wiseman, Unmarried, by Quitclaim Deed of even date and being filed for record simultaneously herewith.

THIS conveyance is subject to restrictive covenants of record in Book 3466, Page 89, Book 3577, Page 511, Book 3534, Page 128, Book 3702, Page 465, and Book 3770, Page 81, said Register's Office; easements and setback lines as set

CONTINUED

unimproved ( )
This is improved (X) property, known as 945 Percy Warner Boulevard, Nashville, TN 37205
(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 hand this 27th day of September 1999

MITZI ANN WISEMAN
Mitzi Ann Wiseman

10/01/99 0101 01 CHECK 658.50

N01WC

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 MITZI ANN WISEMAN, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, _____, Tennessee, this 27th day of September 19 99

Commission expires May 28, 2003

SCOTT D. HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

LEGAL DESCRIPTION CONTINUATION

forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Mitzi Ann Wiseman and Mitzi Ann Wiseman Sprouse are one and the same person.

06411529
RECORDING REFERENCE
99 OCT -1 AM 8:43
PAID $ 11 REGISTER
DAVIDSON COUNTY, TN.

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 11683 PAGE 593

0641529

99 OCT -1 AM 8:43

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	175000.00
CON TX	647.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	658.50
CHECK	658.50

10/01/99 01 08:46 0001 4508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1522407