40-N

WARRANTY DEED

Instr:200004030033204 Page: 1 OF 2
REC'D FOR REC 04/03/2000 4:09:17PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $321.90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 26, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly R. Hatcher (NAME)	CTX Mortgage Company (NAME)	MAP #134-13
4802 Towry Drive (ADDRESS)	P.O. Box 199077 (ADDRESS)	PARCEL #147
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75219-9077 (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 Wallace Fritz, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly R. Hatcher

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:

BEING Lot No. 277, on the Plan of Kenilworth Estates, Section 4, of record in Book 3300, Pages 34, 35 and 36, Register's Office for Davidson County, TN.

Said Lot No. 277 fronts 69 feet on the northerly side of Towry Drive and extends back 141.6 feet on the easterly line and 106.5 feet on the westerly line to a dead line measuring 90 feet thereon.

BEING the same property conveyed to James Wallace Fritz and wife, Dawn M. Fritz by deed from Metropolitan Nashville Airport Authority, of record in Book 8926, Page 163, Register's Office for said County. Said property is now vested in James Wallace Fritz per Final Divorce Decree, Docket #95D-3706, Fourth Circuit Court for Davidson County, Tennessee, being recorded simultaneously herewith.

This conveyance is subject to Restrictive Covenants of record in Book 3316, Page 339; Book 2963, Page 153; and Book 2994, Page 126, Register's Office for said County.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3300, Pages 34, 35, 36, said Register's Office; and (3) Avigation Easement of record in Book 8926, Page 166, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4802 Towry Drive, 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.

Witness my hand this 30th day of March, 2000

James Wallace Fritz

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 Wallace Fritz, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of March 20 00.

Commission expires 1/31/04

Notary Public

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____

Notary Public