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This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

Instr:200005030044394 Page: 1 OF 2
REC'D FOR REC 05/03/2000 9:36:21AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $233.10

ADDRESS NEW OWNER:
OVELLA L. FITZPATRICK
818 Lischey Avenue
Nashville, Tennessee 37207

SEND TAX BILL TO:
To Mortgagee

MORTGAGEE:
North American Mortgage Company
P.O.Box 808031
Petaluma, CA 94975-8031

MAP **082-07-0**
PARCEL **121.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JERRY B. NAIL,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **OVELLA L. FITZPATRICK, married,** hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in East Nashville, Davidson County, Tennessee, being shown on the Plan of Humphrey Pierce's Addition, as of record in Book 161, Page 20, Register's Office for said County, described as follows:
>
> Beginning at a point in the Westerly margin of North Fourth Street, formerly Lischey Avenue, 101 feet South of the South margin of Wilburn Street; thence with the Westerly margin of North Fourth Street Southerly 66 feet to a point; thence Westerly 155 feet more or less to an alley; thence with the margin of said alley Northerly 67 feet to a point; thence Easterly 155 feet to the point of beginning.
>
> Being the same property conveyed to Jerry B. Nail by Deed from Ocwen Federal Bank, FSB of record in Book 11749, Page 456, Register's Office for Davidson County, Tennessee.

This is improved property known as 818 Lischey Avenue, Nashville, Tennessee 37207.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Subject to plan of record in Plat Book 161, Page 20, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 26th day of April, 2000.

JERRY B. NAIL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **JERRY B. NAIL**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of April, 2000.

NOTARY PUBLIC

My Commission Expires: _____

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires September 13, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $63,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of April, 2000.

NOTARY PUBLIC

My Commission Expires: _____

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires September 13, 2003