After recording return to:
Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, tN 37027
615-373-4886

Realty Title 484

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Instr:200008290085166 Page: 1 OF 2
REC'D FOR REC 08/29/2000 10:42:33AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $484.70

WARRANTY DEED

THIS INDENTURE, made this 29th day of June, 2000 between **RAYMOND L. GITZENDANNER AND WIFE, PAMELA C. GITZENDANNER** of **DAVIDSON** County, Tennessee, First Parties, and

Arthur Donald McNatt

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

Raymond L. Gitzendanner and wife, Pamela C. Gitzendanner

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 179 ON THE PLAN OF BROOKVIEW ESTATES, SECTION II, OF RECORD IN BOOK 4460, PAGE 163, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING SAME PROPERTY CONVEYED TO RAYMOND L. GITZENDANNER AND PAMELA C. GITZENDANNER BY DEED FROM THERESA D. BROWN* OF RECORD IN BOOK 11297, PAGE 653 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY. *A/K/A THERESA D. BROWN WILSON

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2000 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

Raymond L Gitzendanner
RAYMOND L. GITZENDANNER

PAMELA C. GITZENDANNER

STATE OF NH
COUNTY OF STRAFFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **RAYMOND L. GITZENDANNER**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of JUNE, 2000

DONNA M. BISSON, Notary Public
My Commission Expires May 10, 2005

Donna M. Bisson
Notary Public

My commission expires:_____

Printed name: DONNA M. BISSON

NOTARY PUBLIC NEW HAMPSHIRE

(NOTARY SEAL)

STATE OF NH
COUNTY OF STRAFFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **PAMELA C. GITZENDANNER**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of JUNE

DONNA M. BISSON, Notary Public
My Commission Expires May 10, 2005

Notary Public
Printed name: DONNA M. BISSON

My commission expires:_____
(NOTARY SEAL)

PROPERTY OWNER:
Arthur Donald McNatt
616 Roxanne Drive
Antioch, TN 37013

RESPONSIBLE TAXPAYER:
New Owner

MAP
CLT# 162-10-0 Par 174.00

Map & Parcel No: [redacted]-0174

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 131,000.00.

Arthur Donald McNatt (AFFIANT)

Subscribed and sworn to before me, this 18th day of August, 2000.

B.T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires November 4, 2001

Notary Public
Printed Name B.T. Hodge

My commission expires _____

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $_____.

_____ (AFFIANT)

Subscribed and sworn to before me, this _____ day of _____, _____.

Notary Public
Printed Name_____

My commission expires _____