STATE OF GEORGIA
COUNTY OF DEKALB

BOOK 9246 PAGE 437

# GENERAL WARRANTY DEED

THIS INDENTURE, made and entered into this 2nd day of February, 1994, by and between **PHILLIPS BUILDERS, INC.**, a Tennessee corporation ("Grantor"), successor by merger to Randall Phillips Builders, Inc., and **HANSON PROPERTIES EAST, INC.**, a Georgia corporation ("Grantee").

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid by Grantee, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Grantor has bargained and sold and by these presents does hereby bargain, sell, transfer and convey unto Grantee the following described tract or parcel of land, situated and being in the County of Davidson, State of Tennessee:

ALL THAT TRACT OR PARCEL OF LAND described in **Exhibit "A"**, attached hereto and incorporated herein.

TO HAVE AND TO HOLD the aforesaid real estate together with all and singular the appurtenances, hereditaments, estate, title and interest thereunto belonging or in anywise appertaining unto Grantee, its heirs, or successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the aforesaid land in fee simple, that it has good right to sell and convey the same to Grantee, and that the same is unencumbered, except as set forth in **Exhibit "B"**, attached hereto and incorporated herein. Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to the Grantee against the lawful claims of all persons whomsoever, subject to those matters set forth in Exhibit "B".

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and sealed by and through its duly authorized officer(s) the day and year first above written.

16652
IDENTIF. & REFERENCE

94 FEB -9 PM 1:06
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

**PHILLIPS BUILDERS, INC.**, a Tennessee corporation

By: _____
Name: Ian J. McCarthy
Title: Chairman

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STATE OF GEORGIA, COUNTY OF DEKALB

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Ian J. McCarthy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chairman (or other officer authorized to execute the instrument) of Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

WITNESS my hand and Official Seal at office this 2nd day of February, 1994.

My Commission expires:

April 19, 1994

_____
Notary Public

Notary Public, Gwinnett County, Georgia
My Commission Expires April 19, 1994



AA940210.044
McCrory

(FOR RECORDING DATA ONLY)

**Mail tax bills to:**
(Person or Agency responsible for payment of taxes)
Hanson Properties East, Inc.
945 East Paces Ferry Road
Resurgens Plaza #2200
Atlanta, Georgia 30326

**This instrument prepared by:**
Leon Adams, Jr, Esq.
Alston & Bird
One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309-3424

| | | |
|---|---|---|
| **Transfer tax** | $ 652.31 | ($.37 per $100 value conveyed) |
| **Register's fee** | $ 1.00 | |
| **Recording fee** | $ 16.00 | ($4.00 per page) |
| Total fees | $ 669.31 | |

**Tax Parcel I.D. No.** 155-237

**Return to:**

Leon Adams, Jr, Esq.
Alston & Bird
One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309-3424

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $176,265.00

HANSON PROPERTIES EAST, INC.

By: Steven D. Armsey
Name: Steven D. Armsey
Title: President

STATE OF GEORGIA

COUNTY OF FULTON

Subscribed and sworn to before me
this 1st day of February, 1994.

Karen M. Risch
Notary Public

My Commission Expires:

KAREN M. RISCH
NOTARY PUBLIC
FULTON COUNTY, GA.

Notary Public, Fulton County, Georgia
My Commission Expires Jan. 24, 1995

AA9402I0.044
McCrary

EXHIBIT A

LAND in the Ninth and Fourteenth Civil District of Davidson County, Tennessee, bounded in general by Brown heirs on the North, McCrory Lane on the East, Natchez Trace Parkway on the South, and Mary Smith on the West, more accurately described according to a survey by William Robert Seigenthaler, dated June 26, 1986, as follows:

BEGINNING at a point in the westerly margin of McCrory Lane, said point being the common boundary between the subject property and 24.33 acres, more or less, owned by the Brown heirs; thence, with westerly margin of McCrory Lane, South 7 degrees 35 minutes 48 seconds West 530.0 feet to an iron pin in the Natchez Trace Parkway property; thence, North 49 degrees 30 minutes 25 seconds West 944.23 feet to an iron pin; thence, South 74 degrees 21 minutes 56 seconds West 130.56 feet to an iron pin in the easterly margin of Mary Smith property; thence, North 6 degrees 45 minutes 02 seconds East 440.58 feet to a set rock in the southerly margin of the 24.33 acre tract of Brown heirs; thence, South 60 degrees 22 minutes 45 seconds East 991.69 feet to the point of beginning, said tract containing 9.00 acres, more or less, according to the boundary survey of William Robert Seigenthaler, TN #177, dated June 26, 1986.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Randall Phillips, Trustee of record in Book 7072, page 586, said Register's Office, the said Randall Phillips Builders, Inc. having since merged into Phillips Builders, Inc. as evidenced by Articles of Merger of record in Book 7298, page 203, said Register's Office.

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EXHIBIT B

Title Exceptions

1. General or special taxes and assessments required to be paid in the year 1994 and subsequent years.

2. Easement for Water Line of record in Book 5406, page 58, Register's Office for Davidson County, Tennessee.

4336 02/09 0101 03CHECK 669.31

AA940210.044
McCrory



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

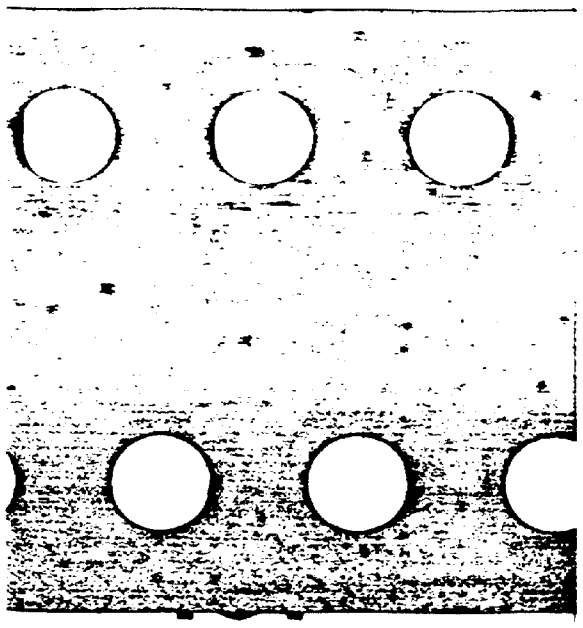
RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | |
| | | | | 176265.00 |
| | | | CON TX | 652.31 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 16.00 |
| | | | TOTAL | 669.31 |
| | | | CHECK | 669.31 |
| 02/09/94 | 01 | 13:05 | 0001 | 4336 |



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16652
IDENTIF. ↑ REFERENCE

94 FEB -9 PM 1:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 755085