File Box 52

# WARRANTY DEED

BOOK 10080 PG 918

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,700.00

Laura M. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 19 96

W. Burdette
Notary Public

MY COMMISSION EXPIRES 2-14-98
(AFFIX SEAL)

NOTARY PUBLIC LARGE WILLIAMSON CO.

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mitchell Johnson, Jr. (NAME) | First Republic Mortgage (NAME) | 50-3B-202CO |
| 1832 Apple Valley Circle (ADDRESS) | 6012 Wilmington Pike (ADDRESS) | |
| Nashville, Tennessee 37207 (CITY) (STATE) (ZIP) | Dayton, OH 45459 (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, Beazer Homes Corp. DBA Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mitchell Johnson, Jr. and wife, Laura M. Johnson

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. 115 on the amended Final Plat of Mulberry Downs, Phase 1-B, of record in Book 7900, page 818, said Register's Office to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Phillips Builders, Inc., a Tennessee Corporation by deed from George T. Hicks and wife, Sallie R. Hicks of record in Book 7855, page 630, said Register's Office. Said Phillips Builders, Inc., is now known as Beazer Homes Corp. DBA Phillips Builders by merger of record in Book 7298, page 203, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved ( X ) property, known as 1832 Apple Valley Circle, Nashville, Tennessee 37207
(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 7th day of June, 19 96

Beazer Homes Corp. DBA Phillips Builders
By: Ruth Malatak, VP
Ruth Malatak, Vice President

BOOK 10080 PG 919

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____

_____
Notary Public

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatak and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ respectively of the Beazer Homes Corp. DBA Phillips the within named bargainor, and corporation, and that he as such Vice President 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 Ruth Malatak as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee 37027 on this the 7th day of June 1996.

My commission expires 2-14-98

W. Bud Lake
Notary Public

NOTARY PUBLIC WILLIAMSON CO. TENN.

0190889

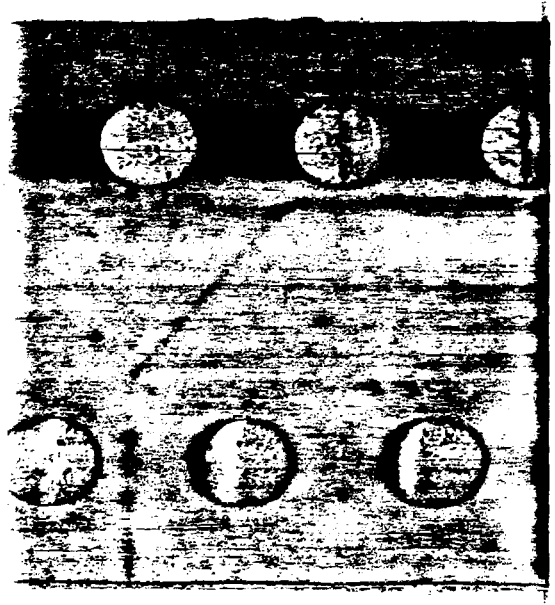
IDENTIF. → REFERENCE

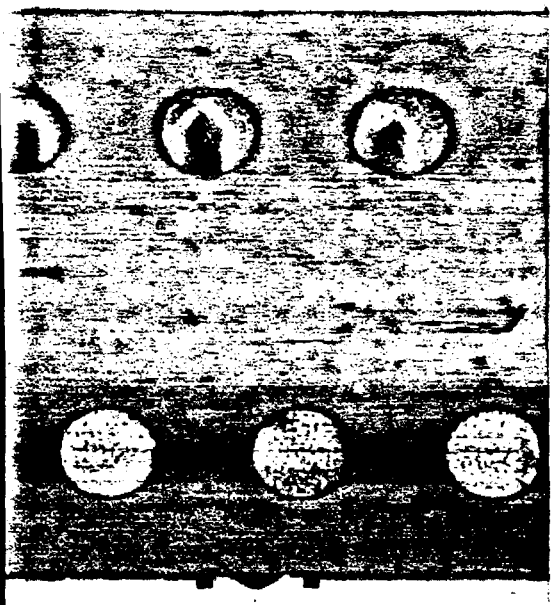
96 JUN 10 AM 9:52

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.



1454 06/10 0101 03CHECK 492.59





**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 10080 PG 920

| | | |
|---|---|---|
| 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
130700.00
CON TX 483.59
PRFEE 1.00
WDEED 8.00
TOTAL 492.59
CHECK 492.59

06/10/96 01 09:53 0001 1454

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0190889
IDENTIF. ↑ REFERENCE

96 JUN 10 AM 9:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1049302