43

BOOK 10582 PG 597

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,170.00

Paul J. Gruettner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 1997.

Notary Public

MY COMMISSION EXPIRES: January 27, 1901.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Taylor, Philbin, Pigue, Marchetti & Bennett, PLLC, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul J. Gruettner	Countrywide Home Loans, Inc.	141-14-A-12C0/09D81096
(NAME) 7901 Haydenberry Court	(NAME) 155 North Lake Avenue	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Pasadena, CA 91109	
(CITY) (STATE) (ZIP)	(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 PAUL J. GRUETTNER AND WIFE, REBECCA B. GRUETTNER , 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. 12 on the Plan of Hanover Park of Sheffield of record in Book 9700, Pages 154, 155, and 156, Registers Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Phillips Builders, Inc. by deed from James David Abernathy, Jr., Robert W. Abernathy, unmarried, and Mary Jane Abernathy Baird of record in Book 9825, Page 84, Registers Office for Davidson County, Tennessee. Phillips Builders, Inc. is now known as Beazer Homes Corp. pursuant to a Charter Amendment of record in Book 9922, Page 901, R.O.D.C., and is doing business under the assumed corporate name of Beazer Homes Corp., DBA Phillips Builders pursuant to application filed with the Secretary of State and by Corporate Resolution of record in Book 10079, Page 172, Registers Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easement of record.

unimproved o

This is improved * property, known as 7901 Haydenberry Court, Nashville, TN 37221
(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 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.

0341574
IDENTIF. ↑ REFERENCE

97 AUG 26 PM 4:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1177 08/26 0101 03CHECK 945.73

Witness our hands this 25th day of August, 1997.

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

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 10582 PG 598

Personally appeared before me, Jill L. Roller, a Notary Public in and for said County and State, personally appeared Ruth Malatak and with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the Vice-President and, respectively, of the Beazer Homes Corp., DBA Phillips Builders, the within-named bargain, and corporation, and that they as such Vice-President and, being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Malatakas such Vice-President, and attesting the same by the said as such.

Witness my hand and official seal at Nashville , Tennessee this 25th day of August, 1997

Commission expires: January 27, 1901

Jill L. Roller Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 10582 PG 599

FOR _____

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
253170.00
CON TX 936.73
PRFEE 1.00
WDEED 8.00
TOTAL 945.73
CHECK 945.73

~~08/26/97 01 16:12 0001 1177~~
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0341574
IDENTIF. ↑ REFERENCE

97 AUG 26 PM 4:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1190695