BOK1

BOOK 10679 PG 770

WARRANTY DEED

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN. LORI HOLLOWAY

My Commission Expires Oct 9 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,203.00

V. Michael Fox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 1997.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
V. Michael Fox	Romona Bagsby dba Union Federal Mortgage	150-12A-176
(NAME)	(NAME)	
1808 Quails Nest Court	116 Maple Row Blvd. Suite C	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Hendersonville,Tennessee 37075	
(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 D/B/A PHILLIPS BUILDERS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **V. MICHAEL FOX AND WIFE TAMMY T. FOX** 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. 59 on the Plan of Kensal Green North of record in Plat Book 7900, Page 951, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Beazer Homes d/b/a Phillips Builders by deed of record in Book 5508, Page 923, Register's Office for Davidson County, Tennessee.

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

This is improved (X) property, known as 1808 Quails Nest Court, Antioch, TN 37013
(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.

Witness our hands this 31st day of October, 1997.

Beazer Homes d/b/a Phillips Builders
By: Ruth Lyon, VP
Ruth Lyon, Vice President

Attest: 0419 11/11 0101 03CHECK $20.06

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, personally appeared Ruth Lyon 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 d/b/a 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 Lyonas such Vice President, and attesting the same by the said as such.

Witness my hand and official seal at Antioch , Tennessee this 31st day of October, 1997

Commission expires: October 9, 1999

Lori Holloway Notary Public

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN. LORI HOLLOWAY

My Commission Expires Oct 9 1999

97 NOV 11 AM 8:25
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0368688
IDENTIFICATION REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10679 PG 771

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 219203.00
CON TX 811.06
PRFEE 1.00
WDEED 8.00
TOTAL 820.06
CHECK 820.06

11/11/97 01 08:26 0001 0419

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0368688
IDENTIFYING REFERENCE

97 NOV 11 AM 8:26

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1219599