Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #97-1430

BOOK 10702 PG 154

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beazer Homes Corp., d/b/a Phillips Builders,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paula Marie Watt and husband Timothy R. Jeffers,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 119 on the Plan of Chesney Glen, Section 1A, of record in Book 9700, Page 288, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to the Grantor by instruments of record in Book 10017, Page 699; Book 9922, Page 901 and Book 10079, Page 172, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

**This is improved property, known as:** 4245 Chesney Glen Drive, Hermitage, TN 37076

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 21st day of November, 1997

**Beazer Homes, Corp., d/b/a Phillips Builders**

Ruth Lyon, VP

**By: Ruth Lyon, Vice-President**

97 DEC -1 PM 2:55
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

5330 12/01 0101 03CHECK 420.94

0371829

IDENTIFICATION

STATE OF Tennessee
COUNTY OF Davidson

BOOK 10702 PG 155

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Lyon with whom I am personally acquainted and who upon her oath acknowledged herself to be the Vice-President of Beazer Homes, Corp., d/b/a Phillips Builders, the within named bargainor, a Corporation, and that as such Vice-President , being authorized to do so, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, TN on this the 21st day of November, 1997.

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 5-23-98

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$116,200.00**.

Affiant

Sworn and subscribed before me on this the 21st day of November, 1997.

KAREN L. HALL NOTARY PUBLIC AT LARGE DU PAGE IL

Notary Public

My Commission Expires: 11-22-97

**NEW OWNER:**
**Paula Marie Watt**
**4245 Chesney Glen Drive**
**Hermitage, TN 37076**

**RESPONSIBLE FOR TAX PAYMENT:**
**NationsBanc Mortgage**
**2059 Northlake Parkway**
**Tucker, GA 30084**

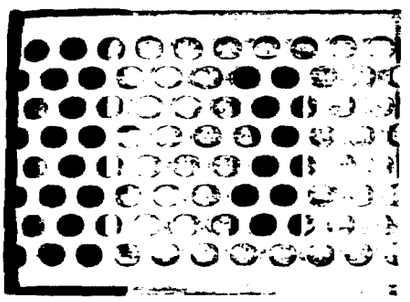
**TAX MAP-PARCEL #:**
**87-1-A-62.CO**

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**



RECEIVED OF _____

FOR _____

BOOK 10702 PG 156

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAPT

116200.00

CON TX 429.94

PRFEE 1.00

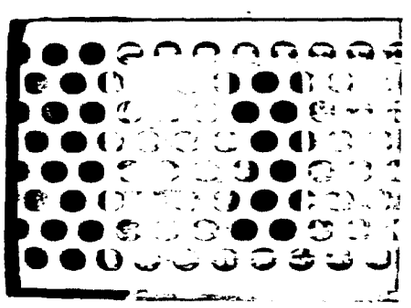
WDEED 8.00

TOTAL 438.94

CHECK 438.94

12/01/97 01 14:59 0001 5330

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



0374829

IDENTIFICATION

97 DEC -1 PM 2:55

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

No. 1226163