BK/10778PG554

BK/10778/554 43

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,950.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 1998.<br>Notary Public<br>MY COMMISSION EXPIRES:<br>5-29-2000 (AFFIX SEAL) |
|---|---|

**THIS INSTRUMENT WAS PREPARED BY**
TAYLOR, PHILBIN, PIGUE, MARCHETTI & BENNETT, PLLC., 2908 Poston Avenue, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Tory Peck | Norwest Mortgage, Inc. | 164-13-79/02DX09870 |
| (NAME)<br>3733 Asheford Trace | (NAME)<br>405 SW Fifth Street | |
| (ADDRESS)<br>Antioch, TN 37013 | (ADDRESS)<br>Des Moines, IA 55309 | |
| (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 David Tory Peck, a single person, and William Scott Binkley, a single person as joint tenants with right of survivorship, 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. 253 on the Plan of Asheford Crossing, Section Two, of record in Book 9700, Page 171, Register's 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 Luther A. Hill, Oly R. Hill and Charles W. Hill as Co-Trustees of record in Book 9336, Page 227, Register's 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, said Register's Office, and is doing business under the assumed corporate name of Beazer Homes Corp., DBA Phillips Builders pursuant to an application filed with the Secretary of State and by Corporate Resolution of record in Book 10079, Page 172, said Register's Office.

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

unimproved ☐
This is improved ☒ property, known as 3733 Asheford Trace, 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 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.

Beazer Homes Corp., DBA Phillips Builders

By: Ruth Lynon, VP
Ruth Lynon, Vice-President

8603 02/02 0101 03CHECK 482.42

98 FEB -2 PM 4:13

0396226

IDENTIFICATION REFERENCE

STATE OF TENNESSEE

BOOK 10778 PG 585

COUNTY OF DAVIDSON

Personally appeared before me, Jill L. Roller, a Notary Public in and for said County and State, personally appeared Ruth Lyon with whom I am personally acquainted and who upon her oath acknowledged herself to be the Vice-President of the Beazer Homes Corp., DBA Phillips Builders, the within named bargainor, and corporation, and that she as such Vice-President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Lyon as such Vice-President.

Witness my hand and official seal at Nashville, Tennessee this 30th day of January, 1998.

Commission expires: January 27, 2001

Jill L. Roller

Notary Public

JILL L ROLLER NOTARY PUBLIC AT LARGE STATE OF TN

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 10778 PG 586

| | | |
|---|---|---|
| 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 127950.00
CON TX 473.42
PRFEE 1.00
WDEED 8.00
TOTAL 482.42
CHECK 482.42

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/02/98 16:00:01 8603

0396226
IDENTIF. & REFERENCE

98 FEB -2 PM 4:13

DAVIDSON COUNTY, TN.

No. 1249170