BOX 43

WARRANTY DEED

BOOK 10917 PG 629

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Lorita Dodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 1998.

Notary Public

MY COMMISSION EXPIRES: January 27, 2001.
(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
Lorita Dodson	Guaranty Trust Mortgage Company	149-15-A-39C0/02DX10022
(NAME)	(NAME)	
2313 Edencrest Drive	3319 West End Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37203-1074	
(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 Lorita Dodson, an unmarried person, 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. 143 on the Plan of Section One, Cambridge Forest, of record in Book 9700, Pages 299 and 300, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Beazer Homes Corp., DBA Phillips Builders, by deed from Double M Partners, LLC of record in Book 10671, Page 292, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 2313 Edencrest Drive, 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.

Witness my hand this 1st day of May, 1998.

Beazer Homes Corp, DBA Phillips Builders

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

0434079
IDENTIF. ↑ REFERENCE

98 MAY -5 PM 4:00
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3183 05/05 0101 03CHECK 686.10

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, 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 1st day of May, 1998.

Commission expires: January 27, 2001

Jill L. Roller Notary Public

JILL L. ROLLER NOTARY PUBLIC STATE OF TENNESSEE

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

RECEIVED OF _____

FOR _____

BK/PG 10917/631

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 183000.00
CON TX 677.10
PRFEE 1.00
WDEED 8.00
TOTAL 686.10
CHECK 686.10

05/05/98 01 16:03 0001 3183

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0434079
IDENTIF. & REFERENCE

98 MAY -5 PM 4:00

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

No.1289244