Box 1

WARRANTY DEED

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002

STATE OF **TENNESSEE** 10979-547
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$194,000.00**

x Bobby Ray Deal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **9TH DAY OF JUNE, 1998**

Angela M Lake
Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Ray Deal	**First American National Bank**	**150-12-A-204**
(NAME) **1604 Mallard Creek Court**	(NAME) **First American Center**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Nashville, TN 37209**	
(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 dba Phillips Builders**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bobby Ray Deal and wife Tara Lyn Deal**, 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. 46 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.

unimproved ☐
This is improved ☒ property, known as **1604 Mallard Creek 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 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.

04511450
IDENTIF. & REFERENCE
98 JUN 16 PM 3:12
ELIAZ [illegible] REGISTER
DAVIDSON COUNTY, TN.
1767 06/16 0101 03CHECK 726.00

Witness **our hands** this **9th day of June, 1998**.

BOOK 10979 PG 548

Beazer Homes dba Phillips Builders

By: Ruth Lyons, VP

Ruth Lyons, Vice President

Attest:

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ruth Lyons, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice-President, of the Beazer Homes dba Phillips Builders, a corporation, and that he as such Vice-President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Vice-President.

Witness my hand official seal at Nashville, Tennessee, this 9th day of June, 1998.

Angela M Lake
notary public

Commission expires:

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10979 PG 549

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 194000.00
CON TX 717.80
PRFEE 1.00
WDEED 8.00
TOTAL 726.80
CHECK 726.80
06/16/98 01 15:11 0001 1767

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0451450
IDENTIF. # REFERENCE
98 JUN 16 PM 3:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307625