Realty 484

WARRANTY DEED

BOOK 11053 PAGE 455

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 330,424.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 98

Notary Public

MY COMMISSION EXPIRES May 16, 1999 (AFFIX SEAL)

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires: 5-16-99

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bill R. Smith (NAME)	Chase Manhattan Mortgage (NAME)	172-13-0-A 037.00
112 Newton Nook Drive (ADDRESS)	343 Thornall Street (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Edison, NJ 08837 (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, Pulte Homes Tennessee Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bill R. Smith and wife, Betty A. Smith

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, TN, being Lot No. 106 on the Plan of Williams Grove, Section One, of record in Plat Book 9700, Page 520 and amended in Book 9700, Pages 580, 581 and 582, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to the grantors herein by instrument being recorded simultaneously herewith.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 10741, Page 678; Articles of Amendment to Charter in Book 10741, Page 671; Storm Water Detention Agreement in Book 10951, Page 699, and all matters shown on the Plan of Record.

047131.4
IDENTIF. ↑ REFERENCE

98 AUG -5 PM 1:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2976 08/05 0101 03CHECK 1233.57

unimproved ( )
This is improved (X) property, known as 112 Newton Nook Drive, Brentwood, TN 37027
(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 31st day of July 19 98

Pulte Homes Tennessee Limited Partnership, L.P. by Radnor Homes, Inc., general partner
By:

Jay P. Shepard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAY P. SHIPMAN, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purpose therein contained, and who further acknowledged that he is the CONTROLLER of Radnor Homes, Inc., general partner of Pulte Homes Tennessee Limited Partnership, a Tennessee limited partnership, and that he is authorized by Radnor Homes, Inc., general partnership, and by Pulte Homes Tennessee Limited Partnership, a limited partnership, to execute this instrument on their behalf by signing the name of Pulte Homes Tennessee Limited Partnership, a Tennessee limited partnership, by himself as CONTROLLER of Radnor Homes, Inc., general partner.

Witness my hand at office in Brentwood, Tennessee this 31ST day of July, 1998.

Notary Public

My Commission Expires: 5/16/99

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires: 5-16-99

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

RECEIVED OF _____

FOR _____

BOOK 11053 PAGE 457

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 330424.00	
			CON TX 1222.57	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 1233.57	
			CHECK 1233.57	
08/05/98	01	13:52 0001 2976		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

047134 IDENTIF. ↑ REFERENCE

98 AUG -5 PM 1:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1328568