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

0479497
IDENTIF. ↑ REFERENCE

39-B
File #98-1626

98 AUG 25 PM 3:28

REGISTER

# WARRANTY DEED

BOOK 11081 PAGE 341

**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, Inc., d/b/a,** Phillips Builders , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bryan K. McClain, and wife, Kimberly S. McClain**, 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. 13 on the Plan of Section One, Hampton Hall, of record in Book 9700, Page 290 and 291, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Beazer Homes, Inc., d/b/a Phillips Builders, by deeds of record in Book 10100, page 839, Book 10100, Page 843, Book 10100, Page 848, Book 10100, Page 853, and Book 10102, Page 637, Register's Office for 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:** 705 Hallcrest Court, 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 19th day of August, 1998

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

Ruth Lyon

**By: Ruth Lyon, Vice President**

STATE OF Tennessee
COUNTY OF Davidson

BOOK 11081 PAGE 342

**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, Inc. 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 19 day of August, 1998.**

**Notary Public**

**My Commission Expires:** 9-29-2001

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

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: ~~$146,426.00~~ $146,425.00

Affiant

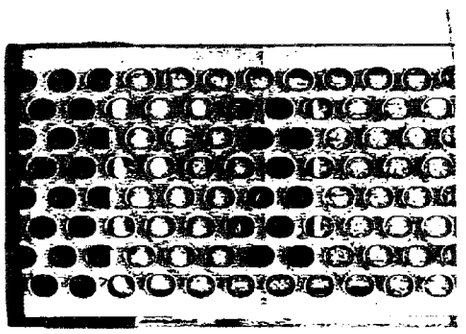
Sworn and subscribed before me on this the 19th day of August, 1998.

Notary Public

My Commission Expires: 9-29-2001

1940 08/25 0821 03CHECK 552

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Bryan K. McClain | GMAC Mortgage Corporation | 98-5-A-13CO |
| 705 Hallcrest Court | 5544 Franklin Road, Ste. 202 | |
| Hermitage, TN 37076 | Nashville, TN 37220 | |



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

RECEIVED OF _____

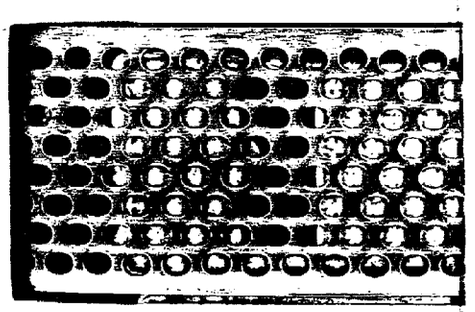
FOR _____

BOOK 11081 PAGE 343

| | | |
|---|---|---|
| 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 | |
| | | | | 146425.00 |
| | | | CON TX | 541.77 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 552.77 |
| | | | CHECK | 552.77 |
| 08/25/98 | | 01 | 15:29 0001 | 1840 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0479497
IDENTIF. ↑ REFERENCE

98 AUG 25 PM 3:28

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 1337325