BOOK 11086 PAGE 771 Realty 48A

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,275.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 19 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 |
|---|---|---|
| Peggy M. Byrd (NAME) | North American Mortgage Company (NAME) | 151-09-0-A 207.00 |
| 4449 Bench Mark Drive (ADDRESS) | 4301 Hillsboro Road, Ste 328 (ADDRESS) | |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Nashville, TN 37215 (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 Peggy M. Byrd

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. 207 on the Plan of Phase II, Section I, Long Hunter Chase, of record in Book 7900, Pages 763 and 764, 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 9430, Page 251; Book 9534, Page 938; Book 9534, Page 942; Easements in Book 2336, Page 532; Book 4428, page 568; Book 4535, Page 351; Book 8197, Page 288; Book 4717, Page 515; Book 9588, Page 930; Charter in Book 9433, Page 953; Quitclaim Deed conveying common area to Long Hunter Chase Homeowners Assn. in Book 9432, Page 792; Certificate of Resolution in Book 9432, Page 789; Surveyor's Certificate of Correction changing street name on Plat of Long Hunter Chase Phase 2, Section I in Plat Book 7900, Pages 763 and 764 of record in Book 9473, Page 43; Deeds of Conveyance in Book 9988, Page 793 and Book 9988, Page 821, and all matters shown on the Plan of Record.

unimproved ( )
This is improved ( X ) property, known as 4449 Bench Mark 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 25th day of August 19 98

Pulte ~~Homes Tennessee Limited Partner~~ship, L.P. by Radnor Homes, Inc. general partner
By:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 25th day of AUGUST, 1998.

Notary Public

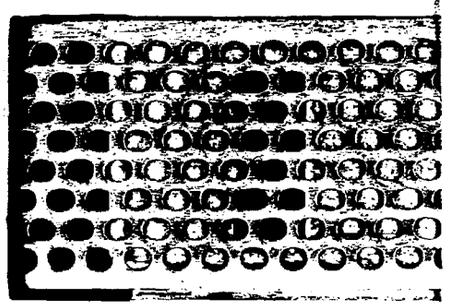
My Commission Expires: 5/16/99

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

3422 08/28 0101 03CHECK 644.72

98 AUG 28 PM 1:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0480972



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

RECEIVED OF _____

FOR _____

BOOK 11086 PAGE 773

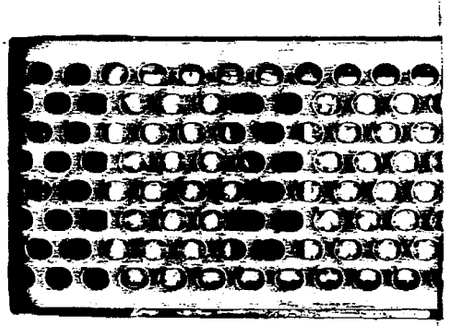
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 171275.00
CON TX 633.72
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 644.72
CHECK 644.72

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/28/98 01 13:43 0001 3422



0480972
IDENTIF. & REFERENCE

98 AUG 28 PM 1:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1338894