BOOK 11091 PAGE 669

Box 1

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,885.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 1998. Notary Public MY COMMISSION EXPIRES: January 19, 2002. (AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

My Commission Expires 2-19-2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Longhurst III	**Mid-State Financial Services, Inc.**	**149-15-A-29**
(NAME)	(NAME)	
308 Edenfield Court	**2021 Richard Jones Road**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37215**	
(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 Corporation d/b/a Phillips Builders, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John H. Longhurst III and wife Blanca E. Longhurst**, 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. 29 on the Plan of Cambridge Forest Section 1 of record in Plat Book 9700, Page 299, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Beazer Homes Corporation d/b/a Phillips Builders, Inc. by deed of record in Book 8915, Page 386, Register's Office for County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **308 Edenfield 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.

04822274
IDENTIF. & REFERENCE
98 SEP -1 PM 12:36
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

Witness **our hands** this **28th day of August, 1998**.

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

By: Ruth Lyon, VP
Ruth Lyon, 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 Lyon, 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 Corporation dba Phillips Builders, Inc., a corporation, and that he as such _____, 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 Antioch, Tennessee this 28th day of August, 1998.

ANGELA M. LAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

notary public

My Commission Expires 2-19-2002

Commission expires: _____

4786 09/01 0101 03CHECK 646.97

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11091 PAGE 671

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	
				171885.00
			CON TX	635.97
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	646.97
			CHECK	646.97

09/01/98 01 12:38 0001 4786

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0482274

IDENTIFICATION REFERENCE

98 SEP -1 PM 12:30

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1340237