43

WARRANTY DEED

BOOK 11099 PAGE 420

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,574.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 1998.

Notary Public

MY COMMISSION EXPIRES: 1-27-2001

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TAYLOR, PHILBIN, PIGUE, MARCHETTI & BENNETT, PLLC, 2908 Poston Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory S. Babb	AmeriSouth Mortgage Company	98-5-A-21C0/04D95187
(NAME)	(NAME)	
808 Hallstone Court	2101 Sardis Road North	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Charlotte, NC 28227	
(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 Corp., DBA Phillips Builders, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory S. Babb and wife,, 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. 47 on the Plan of Section One, Hampton Hall, of record in Plat Book 9700, Page 290 and 291, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Beazer Homes Corp., DBA 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.

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

unimproved ☐
This is improved ☒ property, known as 808 Hallstone Court, Hermitage, TN 37076
(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 28th day of August, 1998.

Beazer Homes Corp., DBA Phillips Builders

By: Ruth Lyon, VP
Ruth Lyon, Vice-President

IDENTIF. & REFERENCE

98 SEP -3 PM 3:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

98 / 09/03 01:01 03CHECK 560.72

STATE OF TENNESSEE

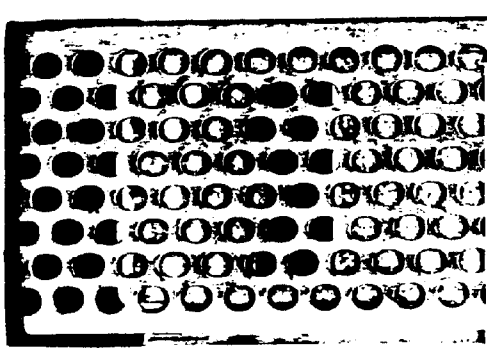
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ruth Lyon with whom I am personally acquainted and who upon her oath acknowledged herself to be the Vice-President of the Beazer Homes Corp., DBA Phillips Builders, the within named bargainor, and corporation, and that she as such Vice-President being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Lyon as such Vice-President.

Witness my hand and official seal at Nashville, Tennessee this 28th day of August, 1998.

Commission expires: 4-27-2001

Notary Public



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

RECEIVED OF _____

FOR _____

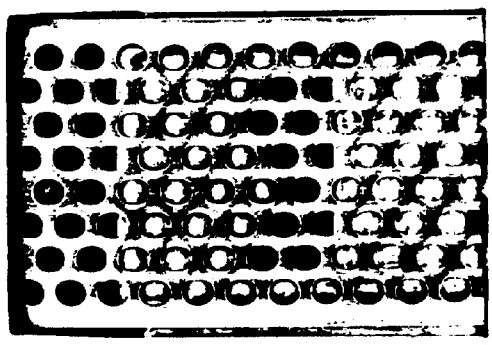
BOOK 11099 PAGE 422

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 148574.00
CON TX 549.72
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 560.72
CHECK 560.72

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0484247
IDENTIF. ↑ REFERENCE

98 SEP -3 PM 3:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1342331