43

WARRANTY DEED

BOOK 11154 PAGE 986

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,136.00

Benjamin Frye
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 1998.

Notary Public

MY COMMISSION EXPIRES: July 27, 2002.
(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
Benjamin Frye	Benjamin Frye	149-15-A-57C0/02D/[illegible]
(NAME)	(NAME)	
401 Edencrest Court	401 Edencrest Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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 BENJAMIN FRYE, AN UNMARRIED PERSON, AND STEPHANIE D. MORGAN, AN UNMARRIED PERSON, 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. 50 on the Plan of Section Two, Cambridge Forest, of record in Plat Book 9700, Page 672, 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 deed from Double M Partners, LLC of record in Book 10975, Page 897, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 401 Edencrest 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.

Witness my hand this 8th day of October, 1998.

Beazer Homes Corp., DBA Phillips Builders

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

98 OCT 13 PM 3:42
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0499539
IDENTIF. & REFERENCE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11154 PAGE 987

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.

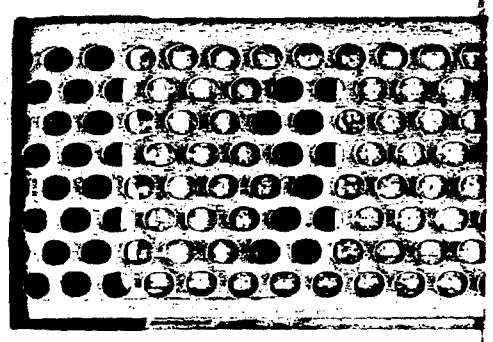
Witness my hand and official seal at Nashville, Tennessee this 8th day of October, 1998.

Commission expires: July 27, 2002

Patricia D. Cavitt Notary Public

PATRICIA D. CAVITT NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

3159 10/13 0101 03CHECK 729.30



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

RECEIVED OF _____

FOR _____

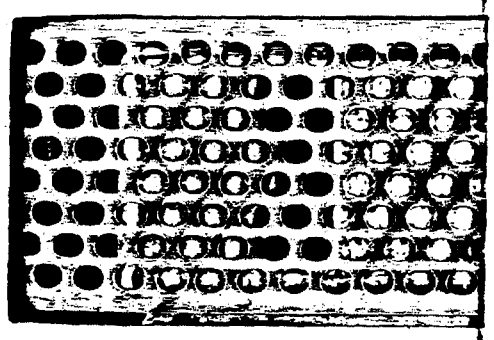
BOOK 11154 PAGE 988

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	
				194136.00
			CON TX	718.30
			PRFEE	1.00
			MDEED	8.00
			CFEE	2.00
			TOTAL	729.30
			CHECK	729.30
10/13/98	01	15:44	0001	3159

98 OCT 13 PM 3:42
BILL ... REGISTER
DAVIDSON ... UNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0499539
IDENTIF. # REFERENCE

No. 1358399