WARRANTY DEED

This instrument was prepared from information furnished by the parties and no independent title examination was performed.

BOOK 11163 PAGE 935

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 203,231.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October, 1998

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
Joel B. Spaulding	new owners	171-03-O-B 106.00
(NAME)	(NAME)	
1604 Daphne Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, Pulte Homes Tennessee Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel B. Spaulding and wife, Evelyn W. Spaulding

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. 20 on the Plan of Section Seven, Fredericksburg, of record in Book 7900, Page 509 and Book 9700, Page 405, 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.

Subject to restrictions of record in Book 8920, Page 65; Book 9500, Page 393; Book 9860, Page 840; Book 7798, Page 843; Book 10453, Page 931 and Book 10694, Page 541; Bylaws in Book 8920, Page 45; Easement in Book 7993, Page 269; Book 7851, Page 712; Charter in Book 8920, Page 40; Amenities Area in Book 9443, Page 538; Book 7900, Page 807; Deeds of Conveyance in Book 9698, Page 81 and Book 9698, Page 124; Open Space Area and access easement in Book 8250, Page 767, and all matters shown on the Plan of Record, said Register's Office.

0502149
IDENTIF. ↑ REFERENCE

98 OCT 21 AM 10:40
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1604 Daphne Court, Brentwood, TN 37027
(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 20th day of October 19 98

Pulte Homes Tennessee Limited Partnership , 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 L. 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 20th day of October, 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

5966 10/21 0101 03CHECK 1C

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

RECEIVED OF _____

FOR _____

BOOK 11163 PAGE 937

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	273231.00
			CON TX	1010.95
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	1021.95
			CHECK	1021.95
		10/21/98	01	10:43 0001 5966

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0502149
IDENTIF. ↑ REFERENCE

98 OCT 21 AM 10:40
BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

No. 1360969