Bo 31

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 129,718.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
23rd DAY OF October 98

Notary Public

MY COMMISSION EXPIRES: February 27, 2001
(AFFIX SEAL)

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rico P. Watson (NAME)	Guaranty Trust Company (NAME)	MAP 176-05
705 Sunnyvale Court (ADDRESS)	640 Broadmor Boulevard, Ste. 100 (ADDRESS)	GROUP A
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	PARCEL 58.00

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, Holigan Homes Tennessee, Ltd.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rico P. Watson and wife, Pamela Y. B. Watson

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:

Being Lot No. 75 on the Plan of Hickory Woods Estates, Section C, of record in Book 6900, Page 884-887, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

For source of title reference is made to Book 11029, Page 214, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

Subject to restrictions filed of record in Book 7823, Page 857; Book 7857, Page 94; Book 7875, Page 75; Book 9678, page 187 and Book 9764, Page 44, Register's Office for Davidson County, Tennessee.

Subject to By-Laws filed of record in Book 7932, Page 648, amended in Book 9616, Page 470; Book 9616, Page 477; Book 9678, Page 213 and Book 9764, Page 44, Register's Office for Davidson County, Tennessee.

Subject to all matters filed of record in Plat Book 6900, Page 884-887, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 705 Sunnyvale Court, Antioch, Tennessee 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 23rd day of October 19 98

Holigan Homes Tennessee, Ltd.
By: James E. Ruddell
James E. Ruddell, Vice President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James E. Ruddell

~~and~~ _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President

~~and~~ _____ ~~executing~~ of the Holigan Homes Tennessee, Ltd.

the within named bargainor, and corporation, and that he as such Vice President

~~the~~ _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James E. Ruddell as such Vice President ~~and that he as such officer was~~ _____

~~authorized~~ _____.

Witness my hand and official seal at office at Nashville, Tennessee 37217 on this the 23rd day of October 1998 .

My commission expires February 27, 2001

_____
Notary Public

LEON SHARBER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

0505033
IDENTIF. ↑ REFERENCE

98 OCT 28 PM 3:12

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

9011 10/28 0101 03CHECK 457.66

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11174 PAGE 459

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 120718.00
CON TX 446.66
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 457.66
CHECK 457.66

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 9011

0505033
IDENTIF. ◆ REFERENCE

98 OCT 28 PM 3:13
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1364186