0507655

IDENTIF. ↑ REFERENCE BOOK 11185 PAGE 258

MAIL ENV.

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WILL C... REGISTER
DAVIDSON COUNTY, TN.

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# WARRANTY DEED

**This Indenture** made this **27th** day of **October, 1998** between **Holigan Homes Tennessee, LTD** , GRANTOR, and **Lamont J. Bell**, as GRANTEE.

W I T N E S S E T H, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

**Being Lot No. 1 on the Plan of Hickory Woods, Section C, of record in Plat Book 6900, page 885-887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.**

**Being a portion of the same property conveyed to Holigan Homes Tennessee, LTD by Special Warranty Deed from T & T Partners, I, a Texas General Partnership of record in Book 11029, page 214, Register's Office for Davidson County, Tennessee.**

**Subject to all matters of record in Plat Book 6900, pages 885-887, Register's Office for Davidson County, Tennessee.**

**Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.**

**Subject to amended and re-stated restrictive covenants of record in Book 9678, page 187, Register's Office for Davidson County, Tennessee.**

**Subject to By-Laws of the Hickory Woods Homeowners Association of record in Book 7932, page 648, as corrected 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.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and we do covenant with said Grantee 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 Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors s hereunto set its hand and seal this day and year first above written.

WITNESSES

Holigan Homes Tennessee, LTD

Triple H Management

**By: Triple H Management,**

James E. Ruddell

**By: James E. Ruddell, Assistant Vice President**

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James E. Ruddell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her/self to be the Assistant Vice President of the Triple H Management, and that he/she as such Assistant Vice President executed the foregoing instrument for the purpose therein contained by signing the name of the by him/herself as Assistant Vice President. Witness my hand and official seal this27th day of October, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/30/99

COUNTY OF DAVIDSON
STATE OF TENNESEE

The actual consideration or value, whichever is greater, for this transfer is $129,584.00

Affiant

Subscribed and sworn before me this 27th day of October, 1998

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/30/99

Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

Address of New Owner:
Lamont J. Bell
400 Hickory Woods Court
Antioch, Tennessee 37013

Send Tax Bills To:
Franklin American Mortgage Company
214 Overlook Court Suite 150
Brentwood, Tennessee 37027

Map & Parcel No.
Map 176-5-B Parcel 1

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 11185 PAGE 260

RECEIVED OF _____

FOR _____

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 | 129584.00 |
| | | | CON TX | 479.46 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 490.46 |
| | | | CHECK | 490.46 |

11/03/98 01 13:05 0001 1746

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0507655
IDENTIF. ↑ REFERENCE

98 NOV -3 PM 1:05

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1366893