BOOK 11266 PAGE 642

BOX #14A
G#12519-2

# WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS ~~TRANSFER~~ IS $ 148,170.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF December 19 98

Notary Public

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

**THIS INSTRUMENT WAS PREPARED BY**
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: MORTGAGEE: | MAP-PARCEL NUMBERS |
|---|---|---|
| DAREN K. RIPPY | BEAZER MORTGAGE CORPORATION | MAP 098-05-0-A |
| (NAME) | (NAME) | |
| 6145 Hampton Hall Way | 2910 Kraft Drive | PARCEL 035.00co |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Nashville, TN 37204 | FB #04D-05201 |
| (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. D/B/A PHILLIPS BUILDERS, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAREN K. RIPPY, UNMARRIED MAN

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. 148 on the Plan of Hampton Hall, Section One, a Planned Unit Development, as of record in Book 9700, Pages 290 and 291, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Beazer Homes Corp., by Special Warranty Deed from Gloria J. Douglas, formerly known as Gloria J. Hall, of record in Book 10100, Page 839; to Phillips Builders, Inc., by Quitclaim Deed from Guy B. Atkins, as one of the four heirs of Ola Mai Rogers, deceased, of record in Book 10100 Page 843; to Phillips Builders, Inc., by Special Warranty Deed from Dessie B. Foster and Mary Jane Harris, as two of the four heirs of Ola Mai Rogers, deceased, of record in Book 10100, Page 848; to Phillips Builders, Inc., by Special Warranty Deed from Dessie Bell Foster and husband, Clifford Foster, of record in Book 10100, Page 853; and to Beazer Homes Corp. by Special Warranty Deed (only Quitclaimed interest) from William L. Atkins, as one of the four heirs of Ola Mai Rogers, deceased, of record in Book 10102, Page 637, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10278, Page 257, in Book 10301, Page 184, in

CONTINUED

unimproved ( )
This is improved (X) property, known as 6145 Hampton Hall Way, 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 21st day of December 19 98

BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS

By: Ruth Lyon

RUTH LYON, VICE PRESIDENT

12/28 0104 CASHIER

559.25

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My 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 RUTH LYON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Vice President of the BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, the within named bargainor, a Tennessee corporation, and that she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 1998.

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: ~~May 27, 2001~~ My Commission Expires MAY 26, 2002

Deborah H Berrie
Notary Public

LEGAL DESCRIPTION CONTINUATION

Book 10444, Page 460, and in Book 10640, Page 947, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.



RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

98 DEC 28 AM 10:50
JILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE
05290149

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11266 PAGE 644

| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

CANT
148170.00
CON TX 548.23
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 559.23
CHECK 559.23

12/28/98 01 10:47 0001 4590

0529049
IDENTIF. & REFERENCE

98 DEC 28 AM 10:50
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

**No.** 1406113

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED