48
Real

WARRANTY DEED

BOOK 11288 PAGE 794

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 256,135.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January 19 99

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles A. Balkon	GMAC Mortgage Corp.	171-03-0-A 183
(NAME)	(NAME)	
1412 Fort Gaines Place	6 Cadillac Drive, Suite 150	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	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 Charles A. Balkon and wife, Tessa Balkon

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. 49 on the Plan of Section 6B, Fredericksburg, of record in Book 7900, Page 509 and Book 9700, Page 151, 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 grantor herein by instrument being conveyed simultaneously herewith.

This description is the same used in the previous deed of record.

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, and all matters shown on the Plan of Record. said Register's Office.

053 4466
IDENTIF. ↑ REFERENCE

99 JAN -8 PM 12:06
WILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0364 01/08 0101 03CHECK 958.70

unimproved ( )
This is improved (X) property; known as 1412 Fort Gaines Place, 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 4th day of January, 19 99

Pulte Homes Tennessee Limited Partnership
By:
Randi Dalton, Closing Coordinator
Randi Dalton

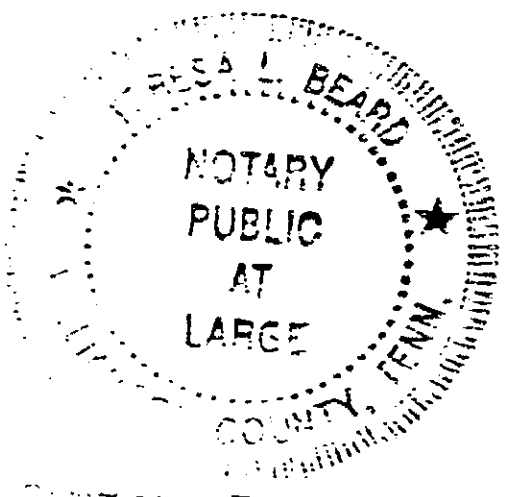
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kandi Dalton, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purpose therein contained, and who further acknowledged that she is the Closing Coordinator 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 partner, 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 her self as Closing Coordinator of Radnor Homes, Inc., general partner.

Witness my hand at office in Brentwood, Tennessee this 4th day of January, 1999.

Notary Public

My Commission Expires: 5/16/99



My Commission Expires: 5-16-99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11288 PAGE 796

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

0534466
IDENTIF. A REFERENCE

99 JAN -8 PM 12:07
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	256135.00
CON TX	947.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	958.70
CHECK	958.70

01/08/99 01 12:04 0001 0364

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1409735