# OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 2852671

STATE OF TENNESSEE }
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,905.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th DAY OF February, 19 99

NOTARY PUBLIC

My Commission expires: 11-27-99

BOOK 11344 PG. 939

(615) 385-2804

THIS INSTRUMENT PREPARED BY TN Sup Ct #003143
Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Sean A. Hunt and wife (NAME) | SUNTRUST BANK, NASHVILLE, N.A. (NAME) | |
| 6164 Hampton Hall Way (ADDRESS) | (ADDRESS) | 98-5-A-18 |
| Hermitage, TN 37076 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 4D-95184 |

# Warranty Deed

**For and in Consideration of** the sum of $ 177,905.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Beazer Homes Corp. d/b/a Phillips Builders, a TN corporation

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Sean A. Hunt and wife Clarice T. Hunt

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 43** on the plan of **Hampton Hall, Sec. 1**, as of record at **Plat Book 9700, pages 290 & 291**, Register's Office for said County and to which reference is hereby made and the same incorproated herein for a complete description of said lot.

Being part of the same property conveyed to the grantor herein by deeds as of record at Book 10100, pages 839, 843, 848, and 853 and Book 10102, page 637 said Register's Office.

**This conveyance is subject to** 1999 property taxes which have been prorated this date and the grantee assumes in full; to Declaration of Covenants, Conditions & Restrictions at Book 10278, page 257, Book 10301, page 184, Book 10444, page 460 and Book 10640, page 947; to Storm Water Detention Agreement at Book 10584, page 114; Deed of the Common Areas to Hamption Hall Homeowners' Association at Book 10420, page 359 and the Charter for said Homeowners' Association; and to the limiations shown on said plan at Plat Book 9700, pages 290 and 291 as well as the boundary plat at Plat Book 9700, page 216 all recording references to said Register's Office.

See corporate resolution at Book 10079, page 172 regarding the name of the grantor from Phillips Builders, Inc. and ratification of actions.

7376 02/18 0101 03CHECK 669.25

PICK-UP

99FEB 18 PM 2:26
FILED & RECORDED
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. A REFERENCE

05504 29

reimproved ( )
This is improved (X) property, known as 6164 Hampton Hall Way, Hermitage, TN 37076
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 18th day of FEBRUARY, 19 99

Beazer Homes Corp. d/b/a Phillips Builders

By: Ruth Lyon
Ruth Lyon / Vice President

**INDIVIDUAL ACKNOWLEDGMENTS:**

STATE OF TENNESSEE }
County of }

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

_____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

**CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:**

STATE OF TENNESSEE }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Ruth Lyon, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be the Vice President of Beazer Homes Corp. d/b/a Phillips Builders, the within named bargainor, a corporation (or partnership), and that she, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by herself as such officer (or partner).

Witness my hand and official seal at office this 18th day of February, 19 99.

My Commission expires:
11-27-99

_____
Notary Public

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11344 PG. 941

| | | | | | |
|---|---|---|---|---|---|
| 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 |

05504429

ALSO FILED AS REFERENCE

99FEB 18 PM 2:27

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT

| | |
|---|---|
| | 177905.00 |
| CON TX | 658.25 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 669.25 |
| CHECK | 669.25 |

02/18/99 01 14:25 0001 7376

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1426617