0553349

IDENTIF. & REFERENCE

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This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

99 FEB 25 PM 1:58

[illegible] BARNETT REGISTER
[illegible]DSON COUNTY, TN.

BOOK 11356 PG. 191

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantees, the receipt of which is hereby acknowledged, BEAZER HOMES, INC., d/b/a PHILLIPS BUILDERS, a Tennessee Corporation, ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto WADELL ROBERTSON and wife, VIVIAN S. ROBERTSON, as tenants by the entirety, ("Grantees") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 294 ON THE PLAN OF ASHEFORD CROSSING, SECTION 1, OF RECORD IN PLAT BOOK 7900, PAGE 937, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING A PART OF THE PROPERTY CONVEYED TO PHILLIPS BUILDERS, INC., A TENNESSEE CORPORATION, BY INSTALLMENT DEED OF LUTHER A. HILL, OLY R. HILL AND CHARLES W. HILL, AS CO-TRUSTEES, DATED MAY 4, 1994, AND OF RECORD IN BOOK 9336, PAGE 227, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEAZER HOMES CORP., IS SUCCESSOR IN INTEREST TO PHILLIPS BUILDERS, INC., BY CHARTER AMENDMENT OF RECORD IN BOOK 9922, PAGE 902, SAID REGISTER'S OFFICE. SEE CORPORATE RESOLUTION REFLECTING SAID CHANGE OF RECORD IN BOOK 10079, PAGE 172, SAID REGISTER'S OFFICE.

This property is known as 216 Crosshaven Court, Antioch, TN 37013

This property is subject to such instruments and matters as may appear of record.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantees, heirs and assigns in fee simple forever.

Grantor does hereby covenant with the Grantees that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 23rd day of February, 1999.

BEAZER HOMES, INC., d/b/a PHILLIPS BUILDERS

By: Ruth Lyon, VP

Its: Vice President

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

k:\policies\robert\deed2

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11356 PG. 192

Before me, the undersigned, a Notary Public of 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 Beazer Homes, Inc., d/b/a Phillips Builders, a Tennessee Corporation, the within named Bargainor, and that she as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by herself as such Vice President.

Witness my hand and seal at office this 23rd day of February, 1999.

Martha Ann Beasley
Notary Public

My commission expires: _____

MARTHA ANN BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 1999

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04/03/99 01:01 03/23/99 0460

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

BOOK 11356 PG. 193

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $145,973.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Wadell Robertson
Affiant

Subscribed and sworn to before me this 23rd day of February, 1999.

Martha Ann Beasley
Notary Public

Commission Expiration:

MARTHA ANN BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 1999

RETURN TO:

W. William Davis
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

SEND TAX BILLS TO:

Wadell Robertson et ux
216 Crosshaven Court
Antioch, TN 37013

PROPERTY ADDRESS:

216 Crosshaven Court
Antioch, TN 37013

MAP PARCEL NUMBER
164-9-14

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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11356 PG. 191

0553349

IDENTIF. A REFERENCE

99FEB 25 PM 1:58

REGISTER
DAVIDSON COUNTY, TN.

CAMT	145973.00
CON TX	540.10
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	555.10
CHECK	555.10

02/25/99 01 13:56 0001 0466

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1429671