BOOK 11538 PAGE 576

WARRANTY DEED

H-RPH-99-DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 278,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF June 19 99

NOTARY PUBLIC AT LARGE
Notary Public

MY COMMISSION EXPIRES 4/22/2001
(AFFIX SEAL)

BRENDA FRANKS HALL NOTARY PUBLIC WILLIAMSON CO., TN

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

556 Sam Ridley Pkwy. Suite A, Smyrna, TN 37167
195 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Hetzel	First Union Mortgage Corporation	P/O MAP 171
(NAME)	(NAME)	
5708 Portsmouth Place	1100 Corporate Center Dr. NC4777	P/O PARCEL 176
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	Raleigh, NC 27607-5066	
(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, Randall Phillips Homes, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Hetzel and wife, Marcia J. Hetzel

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:

Being Lot No. 27 on the Plan of Williamsburg at Brentwood, Section Two, as of record in Book 9700, Page 692, 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 Randall Phillips Homes, LLC by deed from Beazer Homes Corp. d/b/a Phillips Builders, Inc. of record in Deed Book 10797, page 35, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 9931, page 627 and amended in Book 10301, page 182, Book 10640, page 953 and Book 10853 , page 578, Register's Office for said County.

CHECK 1039.60

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

FINAL ENV.

99 JUN 22 PM 2:45

RECEIVED
DAVIDSON CO. TN.

REGISTER'S OFFICE REFERENCE

06090796

unimproved ( )
This is improved (X) property, known as 5708 Portsmouth Place, Brentwood, Tennessee 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 16th day of June 19 99

Randall Phillips Homes, LLC
By: [signature]
H. Jason Phillips, Secretary

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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared H. Jason Phillips and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary and _____ respectively of the Randall Phillips Homes, LLC the within named bargainor, and corporation, and that he as such Secretary 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 H. Jason Phillips as such Secretary, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Hendersonville, TN 37075 on this the 16th day of June 19 99 .

My commission expires 4/22/2001 _____
Notary Public

GRENDA FRANKS HALL
NOTARY PUBLIC
AT LARGE
WILLIAMSON CO., TN

My Commission Expires
April 22, 2001

RETURN TO:
CUMBERLAND TITLE COMPANY

- [X] 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- [ ] 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- [ ] 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- [ ] 1187 Vultee Boulevard, Nashville, Tennessee 37217
- [ ] 111 W. College Street, Murfreesboro, Tennessee 37130
- [ ] 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027
- [ ] 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076

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

06002796

IDENTIFICATION REFERENCE

99 JUN 22 PM 2:45

REGISTER'S OFFICE
DAVIDSON CO. TN.

BOOK 11538 PAGE 578

CAMT	
	278000.00
CON TX	1028.60
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	1039.60
CHECK	1039.60

06/22/99 01 14:50 0001 2939

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481483