18

#2037454.1
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 11582 PAGE 638

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Terri P. Tyler 5372 Fredericksburg Way West Unit #23 Brentwood, TN 37027	Same	Map 171-03-0B-163

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, PULTE HOMES TENNESSEE LIMITED PARTNERSHIP, a corporation ("Grantor") has bargained and sold, and by these presents transfer and convey unto TERRI P. TYLER ("Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 23 as shown on the Plan of Townhomes of Fredericksburg Phase Two Section Five of record in Book 9700, page 578, Register's Office for said County.

Being part of the same property conveyed to Radnor Homes, Inc. by Deed of record in Book 10766, page 907, Register's Office for Davidson County, Tennessee.

Pursuant to Articles of Merger recorded in Book 10947, page 572, title was subsequently vested in RH Acquisition Corporation, a Michigan Corporation.

Pursuant to Affidavit recorded in Book 11356, page 464, subject property is now vested in Pulte Homes Tennessee Limited Partnership.

This is improved property known as 5372 Fredericksburg Way West, Unit #23, Brentwood, Tennessee.

Said property is conveyed subject to the following matters:

1. 1999 Taxes, a lien, which are not yet due and payable.

2. Matters shown on the Plan of record in Book 9700, page 578, Register's Office for Davidson County, Tennessee.

3. Easements for sanitary sewers, storm drainage, water mains and appurtenances of record in Book 7358, page 643, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9607, page 431, said Register's Office.

5. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7798, page 843, said Register's Office.

6. By-Laws of Fredericksburg Homeowners Association, Inc., of record in Book 8920, page 45, said Register's Office.

7. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8920, page 65, as amended in Book 9500, page 303 and Book 9860, page 840, said Register's Office.

8. Charter of Carriage Homes of Fredericksburg Homeowners Association, Inc., of record in Book 10774, page 938, said Register's Office. BOOK 11582 PAGE 639

9. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10774, page 945, said Register's Office.

10. Subject to to liens of any unpaid assessments and/or special assessments.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its heirs and representatives to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hand this 21st day of July, 1999.

PULTE HOMES TENNESSEE LIMITED PARTNERSHIP

By: Emily Stolt
Emily Stolt

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Emily Stolt, 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 _____ of Pulte Homes Tennessee Limited Partnership, the within named bargainor, a corporation, and that she as such _____ executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as _____.

WITNESS my hand, at office, this 20 day of July, 1999.

Sam Wells
Notary Public

My Commission Expires: July 24, 1999

SAM WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN 2

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration for this transfer or value of property conveyed (whichever is greater) is $160,000.00.

Affiant

Sworn to and subscribed before me this 21 day of July, 1999.

Notary Public

My Commission Expires: 7/22/2000

STATE OF TENNESSEE
NOTARY PUBLIC

99 JUL 21 PM 3:29
RECEIVED FOR RECORD
DAVIDSON COUNTY, TN

REGISTER'S OFFICE
RECORDING FEE
DATA PROCESSING FEE
TOTAL
07-09 RECORDED 1999 07/30 03:35

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

06144211

IDENTIFICATION REFERENCE

99 JUL 21 PM 3:29

CAMT
160000.00
CO TX 592.00
PRFEE 1.00
UCC3 12.00
CFEE 2.00
TOTAL 607.00
CHECK 607.00
07/21/99 01 15:33 0001 5422

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493725