06197 12
IDENTIFICATION REFERENCE
MAIL ENV.
99 AUG -3 PM 12:35
CLERK
DAVIDSON COUNTY, TN.

BOOK 11602 PAGE 636

[Space Above This Line for Recording Data]

# WARRANTY DEED

**This Indenture** made this **30th** day of **July, 1999** between **Holigan Homes Tennessee, LTD, ,** GRANTOR, and **Garland M. Watkins and Shronda D. Watkins, Married ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

**Being Lot No. 85 Section C Hickory Woods, of record in Plat Book 6900, page 885-887, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Holigan Homes Tennessee, LTD. a Texas Limited Partnership by Special Warranty Deed from T & T Partners, I, a Texas General Partnership of record in Book 11203, page 285, Register's Office for Davidson County, Tennessee.**

**Subject to all matters of record in Plat Book 6900, page 885-887, Register's Office for Davidson County, Tennessee.**

**Subject to restrictive covenants of record in Book 7823, page 857; Book 7857, page 94; Book 7876, page 78, and Book 9678, page 187, Book Register's Office for Davidson County, Tennessee.**

**Subject to By-Laws of record in Book 7932, page 648; as corrected in Book 9616, page 470; Book 9616, page 477; Book 9678, page 213; and Book 9764, page 44, Register's Office for Davidson County, Tennessee.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and 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 herein set out and we do further covenant and bind ourselves, our heirs and representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor s hereunto set grantor's hand(s) and seal this **30th** day of **July, 1999.**

193 08/30 0101 03CHECK
465.57

**Holigan Homes Tennessee, LTD**

**Scott Smith President of Tennessee Operations**

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the President of Tennessee Operations of the Holigan Homes Tennessee, LTD, and that he/she as such President of Tennessee Operations executed the foregoing instrument for the purpose therein contained by signing the name of Holigan Homes Tennessee, LTD by him/her self as President of Tennessee Operations. Witness my hand and notarial seal this 30th day of July, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

AUBORN L. HAGER III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
March 29, 2003

**********

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $122858

Affiant

Subscribed and sworn before me this 30th day of July, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AUBORN L. HAGER III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
March 29, 2003

**********

**Prepared by:**
Equity Search, Inc.
2323 21st Avenue S. #506
Nashville, TN 37212

**Address of New Owner**
Garland M. Watkins
604 Birchbrook Court
Antioch, Tennessee 37013

**Send Tax Bills to:**
Guaranty Trust Company
640 Broadmor Boulevard, Suite 100
Murfreesboro, Tennessee 37129

**Map & Parcel Number:**

Map 176-5-A Parcel 132

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11602 PAGE 638

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

06197I2

IDENTIF. + REFERENCE

99 AUG -3 PM 12:35

REGISTER
DAVIDSON CTY. TN.

| | |
|---|---|
| CAMT | 122858.00 |
| CON TX | 454.57 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 465.57 |
| CHECK | 465.57 |

08/03/99 01 12:41 0001 1193

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

**No.** 1499411