Box 17



# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,070.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 1999

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES 11/24/2001

NOTARY PUBLIC AFFIX SEAL

LAURI A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph L. Rose | Countrywide Home Loans, Inc. | MAP 163-1 |
| (NAME) | (NAME) | |
| 120 Antioch Woods Way | 155 N. Lake Ave., P.O. Box 7137 | PARCEL 69 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Pasadena, CA 91109-7137 | 2DU71056 |
| (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, Deluxe Homes, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph L. Rose and wife, Sherrie Y. Rose

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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Antioch Woods, Section Two, of record in Book 9700, page 799, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being part of the same property conveyed to Deluxe Homes, LLC by deed from PSA Development of record in Book 10708, page 608, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 10901, page 258, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 9700, page 799, said Register's Office.

Taxes for the year 1999 are prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved ( X ) property, known as 120 Antioch Woods Way, Antioch, TN 37013
(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 30th day of August 1999

Deluxe Homes, LLC
By: Belinda Butler
Belinda Butler, Member

STATE OF TENNESSEE
DAVIDSON COUNTY
RECEIVED FOR RECORD
SEP 3 1999
AT 4:29 P.M.

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 _____.

Commission expires _____ _____

Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office at Nashville, TN 37211 on this the 30th day of August 1999.

My commission expires 11/24/2001 Lauri A. Beasley

Notary Public

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.



063187
RECEIVED
99SEP-2 PM 2:19
CALL [illegible]
REGISTER
DAVIDSON COUNTY, TN.

# 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 |

06318 79

IDENTIFICATION REFERENCE

99 SEP -2 PM 2:19

FILED IN THE OFFICE OF THE REGISTER
DAVIDSON COUNTY, TN.

BOOK 11647 PAGE 759

AMT
113070.00
CONV TX 416.36
PRFEE 1.00
MSEED 8.00
CFEE 2.00
TOTAL 429.36
CHECK 429.36

09/02/99 01 14:19 0001 4212

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

**No.** 1512249