WARRANTY DEED

TCB-ETCC-99-2554

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 294,225.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: 9-28-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW

155 Franklin Rd., Suite 150, Brentwood, TN 37027 — 1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth B. Chance (NAME)	Churchill Mortgage Corporation (NAME)	172
1500 Braebury Circle (ADDRESS)	761 Old Hickory Boulevard # 301 (ADDRESS)	14-A
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	92

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, Beazer Homes Corporation, d/b/a Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth B. Chance and wife, Sharon L. Chance

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. 88 on the Plan of Section Two, Wexford Downs, as of record in Plat Book 9700, Pages 593 and 594, 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 a portion of the same property conveyed to Beazer Homes Corporation d/b/a Phillips Builders, by deed from Wexford Downs, LLC, of record in Deed Book 11249, Page 615, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

5222 09/07 0101 03CHECK 1099.63

06632834

RECEIVED FOR REFERENCE

99 SEP -7 AM 10:15

MARGARET ALLEN REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1500 Braebury Circle, Nashville, Tennessee 37211
(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 10th day of August, 19 99

Beazer Homes Corporation, d/b/a Phillips Builders
By: Ruth Lyon, VP

Ruth Lyon, VP

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 Ruth Lyon and _____ with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged ~~himself~~ herself to be the VP and _____ respectively of the Beazer Homes Corporation the within named bargainor, and corporation, and that she as such VP 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 Ruth Lyon as such VP, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 10th day of August 19 99 .

My commission expires 9-28-2002

Notary Public

AMY FREEDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

BOOK 11651 PAGE 470

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11651 PAGE 471

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

0632834

INSERT # REFERENCE

99 SEP -7 AM 10: 15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				294225.00
			CON TX	1088.63
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	1099.63
			CHECK	1099.63
09/07/99	01	10:15	0001	5222

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513240