WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2000.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

SHELLY A. GARDNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Shelly A. Gardner
My Commission Expires
May 26, 2002

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Rodney Allison	Beazer Mortgage Corp.	128-10-A-2CO
(NAME) 7562 George E. Horn Drive	(NAME) 4344 Kenilwood Drive	09D83892
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37204	
(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, Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Rodney Allison and Lisa Marie Allison, husband and wife, 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. 2 on the plan of Section One, Pine Forest of record in Book 9700, Pages 712 and 713, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Phillips Builders, Inc., by deed from Bettye Duncan, Clyde Lee Rust, Mamie Vogal, James R. Rust, Charles L, Rust, Jr., Michael Jared Rust, Richard Rust, Jr., Joyce Rust McKelvey, Evelyn Sinor Lanard Putman, James T. Putman, Andrew G. Putman, Barbara Jean Clark, Robert Martin, Marylin Harris, Judy Martin, Jean P. Miller, James P. Miller, James Putman and Terry D. Putman, of record in Book 10629, Page 766, Register's Office for Davidson County, Tennessee. (Correct name should have been Beazer Homes Corp., DBA Phillips Builders). The corporate name of Phillips Builders, Inc. has been changed to Beazer Homes Corp., by Articles of Amendment to the Charter, as recorded in Book 9922, Page 902, Register's Office for Davidson County, Tennessee. A corporate resolution reflecting said change is of record in Book 10079, Page 172, said Register's Office. The said Beazer Homes Corp. has filed an assumed name as Phillips Builders with the Tennessee Secretary of State on May 24, 1996.

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

unimproved ☐
This is improved ☒ property, known as 7562 George E. Horn Drive, Nashville, TN 37221
(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 our hands this 24th day of January, 2000.

Beazer Homes Corp., DBA Phillips Builders

By: _____
Ruth Lynn, Vice-President

Instr:200001260008679 Page: 1 OF 2
REC'D FOR REC 01/26/2000 3:44:59PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $922.23

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ruth Lyon with whom I am personally acquainted and who upon her oath acknowledged herself to be the Vice-President of the Beazer Homes Corp., DBA Phillips Builders, the within named bargainor, and corporation, and that she as such Vice-President being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Lyon as such Vice-President.

Witness my hand and official seal at Nashville, Tennessee this 24th day of January, 2000.

Commission expires:

Shelly A Gardner

Notary Public



Shelly A. Gardner
My Commission Expires
May 26, 2002