Instr:200003170027246 Page: 1 OF 2
REC'D FOR REC 03/17/2000 8:31:05AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $586.79

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26B
Joan Richardson and		
husband, Richard Lloyd Richardson		MAP:164
725 Ansley Court		PARCELS: 261
Antioch, TN 37013		

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont] [Boulevard, Suite 115, Nashville, Tennessee 37205 00-02-9917]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Phillips Builders, Inc. a Tennessee Corporation, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Joan Richardson and husband Richard Lloyd Richardson (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Asheford Crossing, Section Four, of recorded in Plat Book 9700, page 912, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phillips Builders, Inc. a Tennessee Corporation, by Installment Deed from Luther A. Hill, Oly R. Hill and Charles Hill, as Co-Trustees of record in Book 9336, page 227, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of Record in Plat Book 9700 , page 912, Register's Office for Davidson County, Tennessee.**
3. **DCCR of record in Book 9336, page 238, Book 9651, page 900, Book 9651, page 925 (By-laws), Book 9980, page 482 (1 st Amendment), Book 10301, page 180 (2 nd Amendment), Book 10353, page 575 (3rd Amendment), Book 10717, page 97 (Second Declaration), Book 10640, page 941(3rd Amendment), and Book 11455, page 769 (D.C.) , Register's Office for Davidson County, Tennessee.**
4. **Easement for Power Lines of record in Book 1224, page 257, Register's Office for Davidson County, Tennessee.**
5. **Corporate Resolution reflecting name change of record in Book 10079, page 172, Register's Office for Davidson County, Tennessee.**
6. **Charter Amendment Beazer Homes Corporation of record in Book 9922, page 901, Register's Office for Davidson County, Tennessee.**
7. **Easement for sewers and/or storm drainage of record in Book 10574, page 870, Register's Office for Davidson County, Tennessee.**

This is improved property known as **725 Ansley Court, Antioch, Tennessee 37013.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $158,591.00.
[
[
[Subscribed and sworn to before me this
[14th day of March, 2000.
[
[

Affiant

Notary Public

[My Commission Expires: 11/29-03

AMY D. JOINES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 29, 2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor do further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3rd day of March, 2000.

Phillips Builders, Inc

By: Ruth Lyons, Asst Sec
Ruth Lyons, Assistant Secretary

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ruth Lyons 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 Assistant Secretary of, **Phillips Builders, Inc.,** and that she as Assistant Secretary executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Assistant Secretary..

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of March, 2000.

AMY D. JOINES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 11-29-03

My Commission Expires November 29, 2003