Instr:200009010086789 Page: 1 OF 2
REC'D FOR REC 09/01/2000 11:31:28AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $454.18

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2000.

Notary Public

MY COMMISSION EXPIRES: 7/26/2003

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

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

My Commission Expires JULY 26, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Irby	Beazer Mortgage Corp.	87-1-A-131
(NAME)	(NAME)	
3553 Glenfalls Drive	4344 Kenilwood Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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 John R. Irby and Stacy L. Irby, 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. 58 on the Plan of Chesney Glen, Section Four, of record in Plat Book 9700, Page 844, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

BEING a portion of the property conveyed to Beazer Homes Corp., DBA Phillips Builders, by Deed of Record in Book 10017, Page 699, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 3553 Glenfalls Drive, Hermitage, TN 37076
(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 29th day of August, 2000.

Beazer Homes Corp., DBA Phillips Builders

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

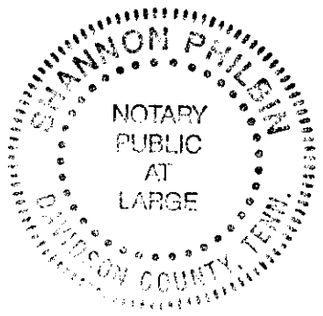
STATE OF TENNESSEE

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 Assistant Secretary of the Beazer Homes Corp., DBA Phillips Builders, the within named bargainor, a corporation, and that she as such Assistant Secretary 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 Assistant Secretary.

Witness my hand and official seal at Nashville, Tennessee this 29th day of August, 2000.

Commission expires:



My Commission Expires JULY 28, 2002

Notary Public