WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,854.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May 19 96

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES R. PERRY (NAME)	PACIFIC SOUTHWEST BANK (NAME)	MAP-PARCEL NO.
789 Sweetwater Circle (ADDRESS)	4144 N. Central EXPWY Ste 160 (ADDRESS)	064-15-0-A 054
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Dallas, TX 75204 (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, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES R. PERRY AND WIFE, SONYA M. PERRY

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 30 on the Plan of Plantation Walk, Section Two of record in Book 7900, Page 858 and Boundary Plat in Book 7900, Page 625, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Phillips Builders, Inc., by Deed from R. L. Eatherly, Trustee, of record in Book 9158, Page 481, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants of record in Book 9231, page 719 and in Book 9547, Page 904, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

5978 05/28 0101 03CHECK 470.96

unimproved ( )
This is improved (X) property, known as 789 SWEETWATER CIRCLE, OLD HICKORY, TN 37138
(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 24th day of May 19 96

BEAZER HOMES CORP. DBA PHILLIPS BUILDERS, INC.

By: Ruth Malatak, VP

RUTH MALATAK, VICE-PRESIDENT

BOOK 10062 PG 789

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 MALATAK and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the VICE-PRESIDENT and _____ respectively of the BEAZER HOMES CORP. DBA PHILLIPS BUILDERS, INC. the within named bargainor, and corporation, and that she as such VICE-PRESIDENT 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 MALATAK as such VICE-PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 24th day of May 1996.

My commission expires 11-28-98

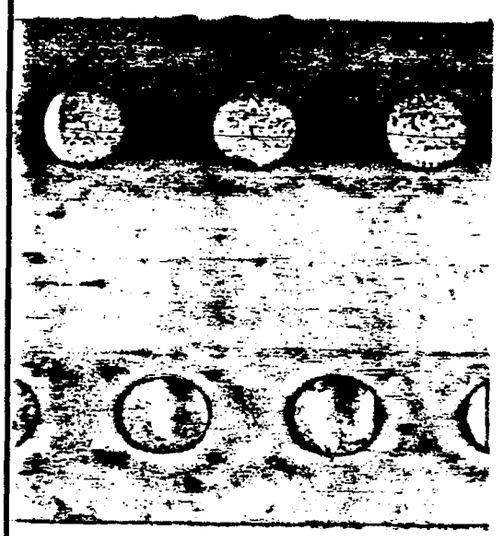
Notary Public

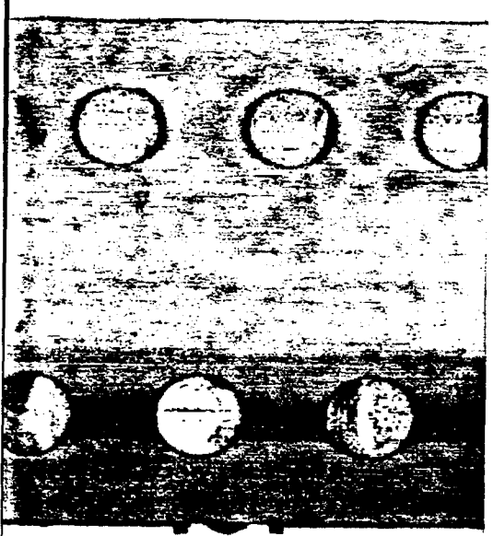
NOTARY PUBLIC AT LARGE

0185779
IDENTIFICATION REFERENCE

96 MAY 28 PM 2:41

FELIX A. ALEXANDER REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10062 PG 790

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 124854.00
CON TX 461.96
PRFEE 1.00
WDEED 8.00
TOTAL 470.96
CHECK 470.96

05/28/96 01 14:45 0001 5978

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0185779
IDENTIF. & REFERENCE

96 MAY 28 PM 2:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043895