PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10072 PG 707

W & I Ref: (cmw) Title No: 37667
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Susan Jeanette Schroeder 753 Sweetwater Circle Old Hickory, TN 37138	SunTrust Mortgage, Inc. P.O. Box 105277 Atlanta, GA 30348-5277

TAX MAP-PARCEL NUMBERS: 064-15-A-45 04D 94466

WARRANTY DEED
[Corporate]

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beazer Homes Corp. dba Phillips Builders, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan Jeanette Schroeder, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 21 on the plan of Plantation Walk, Section Two of record in Plat Book 7900, page 858, amended by Surveyor's Certificate of Correction in Book 9432, page 449, Register's Office for said County.

SAID Lot No. 21 fronts 50.07 feet on the easterly margin of Sweetwater Circle and extends back 110.82 feet on the southerly line and 132.70 feet on the north line to a dead line in the rear, measuring 75.23 feet thereon.

BEING part of the same property conveyed to Phillips Builders, Inc., a Tennessee Corporation by deed from R. L. Eatherly, Trustee, with full power to mortgage, sell, transfer and convey without the joinder of beneficiary of record in Book 9158, page 481, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 9231, Page 719 and Book 9547, page 904, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 753 Sweetwater Circle, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of May, 1996.

Beazer Homes Corp. dba Phillips Builders, Inc.

BOOK 10072 PG 708

By: Ruth Malatak, VP
Title:

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared Ruth Malatak _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Beazer Homes Corp. dba Phillips Builders, Inc., the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 31st day of May, 1996.

My Commission Expires: CHRISTY [illegible] IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

96 JUN -4 PM 12:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
0188580

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 129200.00

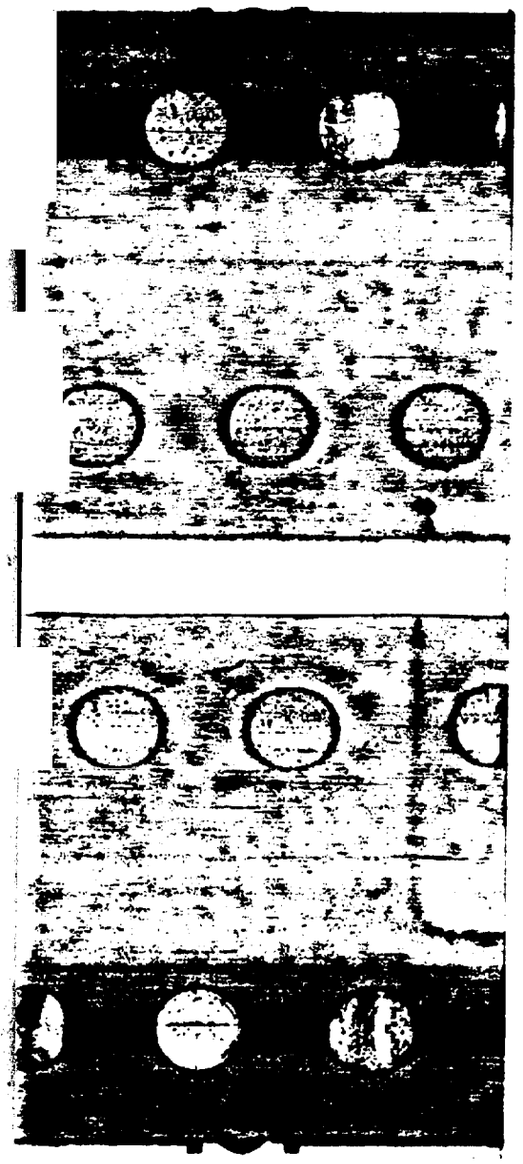
Affiant

Sworn and subscribed before me on the 31st day of May, 1996.

My Commission Expires: PERCY W. KING JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP: 7/27/99

Notary Public

5949 06/04/96 01:03PM 487.04



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

RECEIVED OF _____

FOR _____

BOOK 10072 PG 709

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	
	129200.00
CON TX	478.04
PRFEE	1.00
MDEED	8.00
TOTAL	487.04
CHECK	487.04

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8949

0188580
IDENTIF. ↑ REFERENCE

96 JUN -4 PM 12:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1046825