57

WARRANTY DEED

BOOK 10073 PG 7

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY
30th DAY OF May 1996

Notary Public

MY COMMISSION EXPIRES: 12-6-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Therese Brumfield	Guaranty Trust Company	150-12A-164CO
(NAME)	(NAME)	
1512 Grapeleaf Way	726 South Church Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37133-1218	
(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. formerly known as Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Therese Brumfield

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. 765 on the Plan of Somerset, Phase V-D, of record on Boundary Plat in Book 6900, page 733 and Book 7900, page 670, said Register's Office, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by Quitclaim from PhilHall Corp of record in Book 5508, page 923, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc. by instrument of record in Book 7298, page 203, said Register's Office. The said Phillips Builders, Inc. now known as Beazer Homes Corp. by instrument of record in Book 9922, page 901, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations (7) Grantor is responsible for all Rollback Taxes.

This is improved (X) property, known as 1512 Grapeleaf Way, Antioch, TN 37013
(unimproved ( ))
(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 30th day of May, 19 96

Beazer Homes, Corp.
By: Ruth V. Malotet, VP

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 WILLIAMSON

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 ~~his~~ oath(s) acknowledged himself to be the Vice-President and _____ respectively of the Beazer Homes, Corp. 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 Brentwood, Tennessee 37027 on this the 30th day of May, 1996.

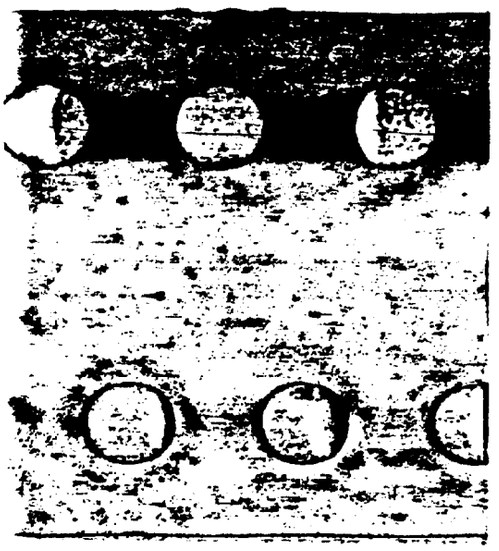
My commission expires 12-6-99

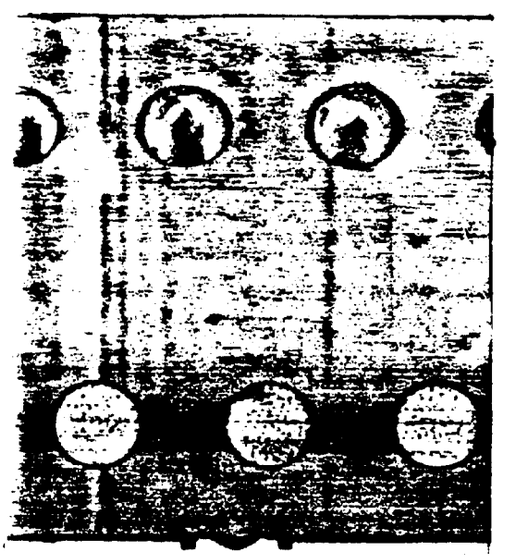
_____
Notary Public

0188648
IDENTIF. & REFERENCE

96 JUN -4 PM 1:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9017 06/04 0101 03CHECK 506.65





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

RECEIVED OF _____

FOR _____

BOOK 10073 PG 9

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 134500.00
				CON TX 497.65
				PRFEE 1.00
				MDEED 8.00
				TOTAL 506.65
				CHECK 506.65
			06/04/96 01	13:27 0001 9017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188648 IDENTIF. ↑ REFERENCE

96 JUN -4 PM 1[illegible]5

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 1046893