WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

34537

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 236,225.00

Eleanor L. Farrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 96

ALAN L. SATURN NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 11/28/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eleanor L. Farrell (NAME)	First Union National Bank of (NAME)	171-12-A-38
712 Palmetto Court (ADDRESS)	150 Fourth Avenue North (ADDRESS)	6DU 83634
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eleanor L. Farrell ~~XXXX

BOOK 10075 PG 956

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 his oath(s) acknowledged himself to be the Asst. Corp.Secretary and _____ respectively of the Beazer Homes Corp DBA Phillips the within named bargainor, and corporation, and that he as such Asst. Corp.Secretary 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 Asst. Corp.Secretary and attesting the same by the said _____ as such _____.

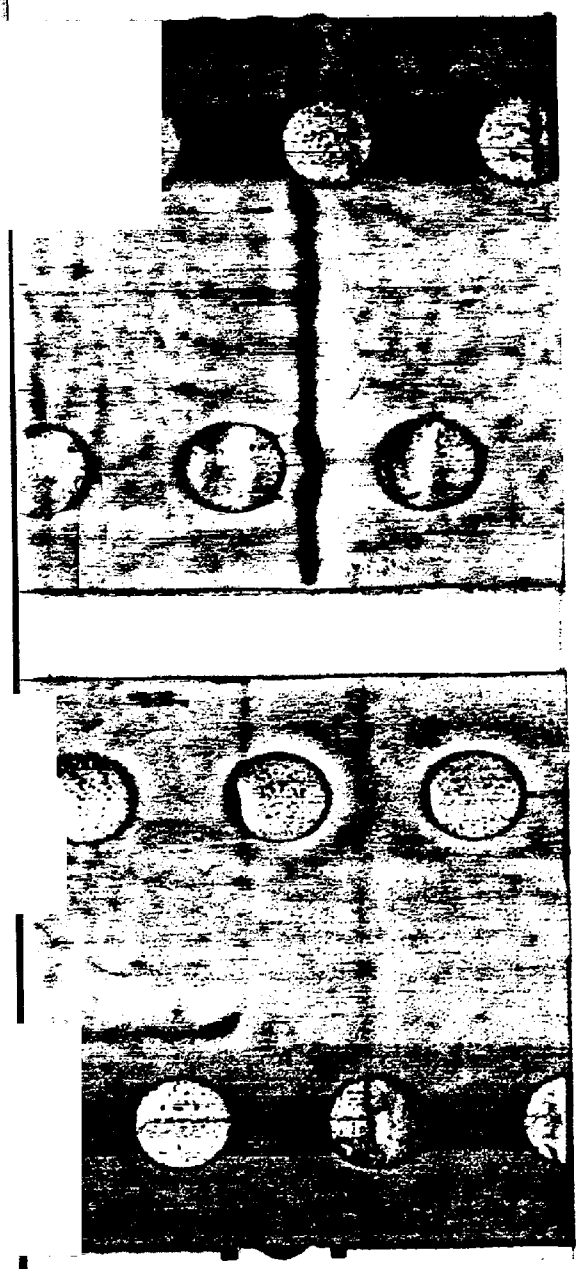
Witness my hand and official seal at office at Nashville, Tennessee on this the 31st day of May 1996.

My commission expires 11/28/98

Notary Public

NOTARY PUBLIC AT LARGE
ALAN L. SATURN
DAVIDSON COUNTY TENN

7534 06/05 9101 03CHECK 883.04



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

RECEIVED OF _____

FOR _____

BOOK 10075 PG 957

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				236225.00
			CON TX	874.04
			PRFEE	1.00
			WDEED	8.00
			TOTAL	883.04
			CHECK	883.04
06/05/96	01	13:18	0001	9834

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189363
IDENTIF. # REFERENCE

96 JUN -5 PM 1:1
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1047697