43

WARRANTY DEED

STATE OF TENNESSEE 10078 PG 477

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,786.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June 19 96

Notary Public

My Commission Expires JAN. 24, 1998

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Bruce George (NAME)	CTX Mortgage Company (NAME)	150-12-A-190C0
3632 Dove Creek Road (ADDRESS)	P O Box 199077 (ADDRESS)	02DX09479
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas, TX 75219-9077 (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., d/b/a Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Bruce George and wife, Anacirema C. George

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. 32 on the Plan of Kensal Green, North, of record in Book 7900, Page 951, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed 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. Phillips Builders, Inc. now known as Beazer Homes Corp. by charter amendment in Book 9922, Page 901, said Register's Office. Pursuant to an application for an assumed corporate name filed with the Secretary of State for the State of Tennessee, the corporation now does business under the assumed name of Beazer Homes Corp., d/b/a Phillips Builders.

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

0190117

IDENTIF. ↑ REFERENCE

96 JUN -6 PM 4:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) property, known as 3632 Dove Creek Road, Antioch, TN 37013 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

unimproved ( )

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 5th day of June 19 96

Beazer Homes Corp., d/b/a Phillips Builders

By: Ruth Malatak, V.P.

Ruth Malatak, Vice-President

BOOK 10078 PG 478

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 hers with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged ~~himself~~ herself to be the Vice-President and _____ respectively of the Beazer Homes Corp., d/b/a Phillips Builders 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 5th day of June 19 96.

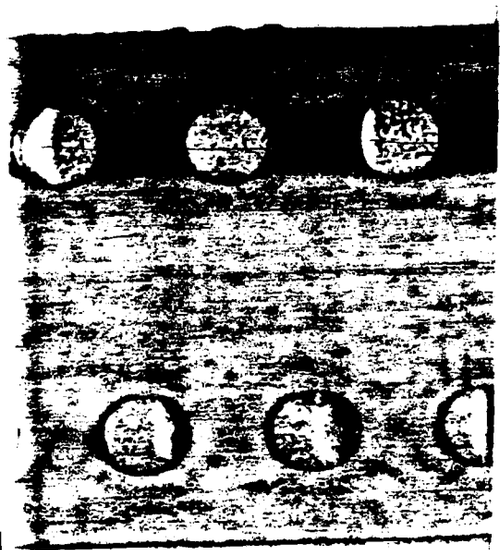
My Commission Expires JAN. 24, 1998

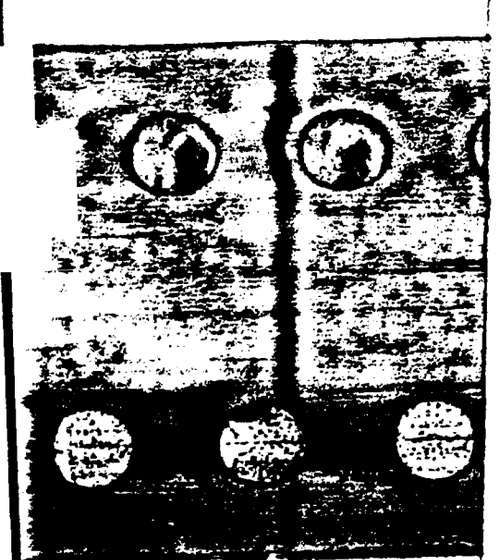
My commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE

0533 06/06 0101 03CHECK
644.66





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

RECEIVED OF _____

FOR _____

PAGE 10078 479

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
				171785.00
				CON TX 635.66
				PRFEE 1.00
				WDEED 8.00
				TOTAL 644.66
				CHECK 644.66
			06/06/96	01 16:05 0001 0633

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0190117
IDENTIF. ← REFERENCE

96 JUN -6 PM 4:00
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1048489