WARRANTY DEED

STATE OF TENNESSEE BOOK 10086 PG 315
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,300.00

Jan D. Wheeler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June 19 96

Judy S. Wells
Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 20, 1998

Mail

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jan D. Wheeler (NAME)	SAME (NAME)	164-13-0-24.00
3436 Cainbrook Crossing (ADDRESS)	(ADDRESS)	2DX-09547
Antioch, Tennessee 37013 (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., d/b/a Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jan D. Wheeler, unmarried

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 381, on the Plan of Section One Asheford Crossing as recorded in Book 7900, Page 937, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a complete description thereof.

Being the same property conveyed to Phillips Builders, Inc. by deed from Luther A. Hill, Oly R. Hill and Charles W. Hill as Co-Trustrees, of record in Book 9336, page 227, Register's Office for Davidson County, Tennessee. By Charter Amendment of record in Book 9922, page 901, said Register's Office, Phillips Builder, Inc. is now known as Beazer Homes Corp. d/b/a Phillips Builders.

This conveyance is subject to the following: Taxes for the year 1996 have been prorated and payment thereof is expressly assumed by the herein Grantee. Declaration of Covenants, Conditions and Restrictions of record in Book 9651, page 900 and Book 9980, page 482; Plan of record in Book 7900, page 937; Charter of record in Book 9651, page 895; By-Laws of record in Book 9651, page 925; Easement of record in Book 1224, page 257; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3436 Cainbrook Crossing, Antioch, Tennessee 37013
(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 6th day of June 19 96

Beazer Homes Corp., d/b/a Phillips Builders
By: Ruth Malatak, V.P.
Ruth Malatak, Vice President

BOOK 10086 PG 316

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. 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 on this the 6th day of June 1996.

My commission expires 11/20/96

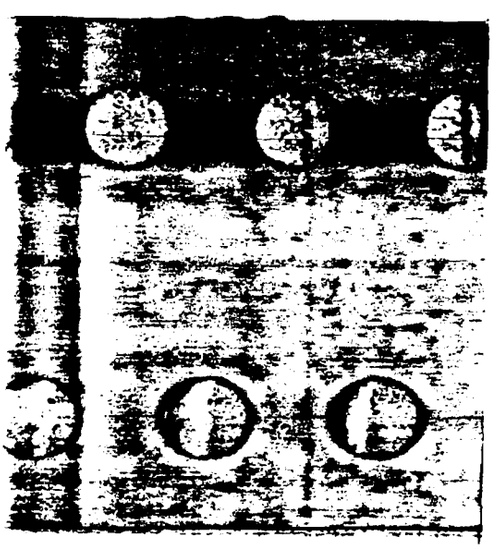
Judy S. Wells
Notary Public

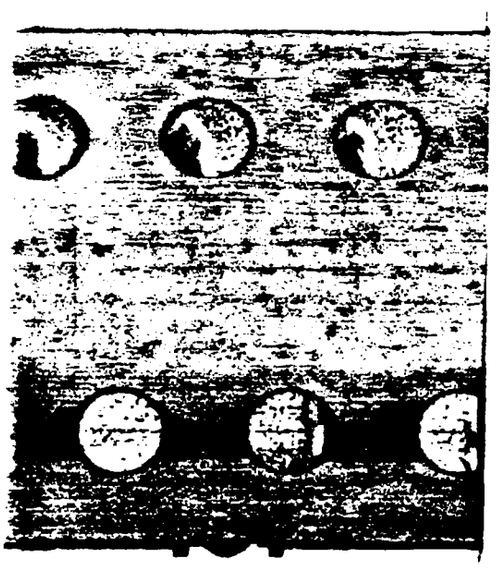
JUDY S. WELLS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires November 20, 1996

0192471
IDENTIFICATION REFERENCE

96 JUN 14 AM 8:46
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3235 06/14 0101 03CHECK 517.01





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

RECEIVED OF _____

FOR _____

BOOK 10086 PG 317

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	137300.00
			CON TX	508.01
			PRFEE	1.00
			WDEED	8.00
			TOTAL	517.01
			CHECK	517.01
06/14/96	01	08:53	0001	3235

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0192471
IDENTIF. ↑ REFERENCE

96 JUN 14 AM 8:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1051051