43

WARRANTY DEED

BOOK 10092 PG 120

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: ~~November 20, 1996~~ 1/24/98
(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
Veran A. Fairrow (NAME)	Nashville Bank of Commerce (NAME)	50-3-B-182C0
1809 Apple Valley Circle (ADDRESS)	309 Monroe Avenue (ADDRESS)	12D88160
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Memphis, TN 38103 (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 Veran A. Fairrow

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. 95 on the Plan of Amended, Mulberry Downs, Phase 1B, of record in Book 7900, Page 818, 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 Phillips Builders, Inc., now known as Beazer Homes Corp. by charter amendment in Book 9922, Page 901, by deed from George T. Hicks and wife, Sallie R. Hicks of record in Book 7770, Page 859 and in Book 7855, Page 630, Register's Office for Davidson County, Tennessee. 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. DBA Phillips Builders.

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

0194550

IDENTIFICATION REFERENCE

96 JUN 19 PM 3:49

REGISTER
DAVIDSON COUNTY, TN.

5465 06/19 0101 03CHECK 424.14

This is improved (X) property, known as 1809 Apple Valley Circle, Nashville, TN 37207
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 18th day of June 19 96

Beazer Homes Corp. DBA Phillips Builders
By: Ruth Malatak, VP
Ruth Malatak, Vice-President

BOOK 10092 PG 121

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

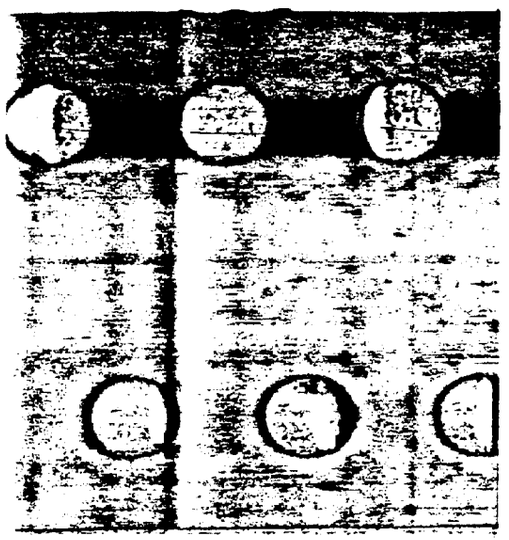
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatak and _____ with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged ~~himself~~ herself to be the Vice-President and _____ respectively of the Beazer Homes Corp. DBA 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 _____.

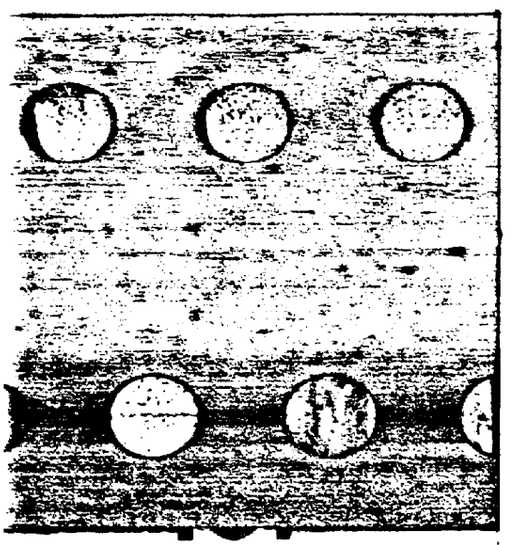
Witness my hand and official seal at office at Nashville, TN on this the 18th day of June 19 96.

My commission expires ~~November 20, 1996~~ 1-24-98

_____
Notary Public

PATRICIA J. CAVITT NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.





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

RECEIVED OF _____

FOR _____

BOOK 10092 PG 122

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	112200.00
CON TX	415.14
PRFEE	1.00
WDEED	8.00
TOTAL	424.14
CHECK	424.14

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5465

0194556
IDENTIFICATION REFERENCE

96 JUN 19 PM 3:49
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1053262