14A

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Phyllis Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ROLAND WALKER | LEADER FEDERAL BANK FOR SAVINGS | MAP-PARCEL NO. |
| (NAME) | (NAME) | |
| 2016 Leatherbury Court | 158 Madison Ave. | 150-12-0-A 31 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Memphis, TN 38103 | |
| (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. DBA PHILLIPS BUILDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROLAND WALKER AND WIFE, PHYLLIS WALKER

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. 706 on the Final Planned Unit Development of Somerset, Phase IV, of record in Book 7900, pages 978-979 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Randall Phillips Builders, Inc., by Quitclaim Deed from Philhall Corporation, of record in Book 5508, Page 923, rerecorded in Book 7411, Page 171, Register's Office for Davidson County, Tennessee and rerecorded in Book 7298, Page 203, said Register's Office. The corporate name of Phillips Builders, Inc. has been changed to Beazer Homes Corp. by Articles of Amendment to the Charter as recorded in Book 9922, page 902, Register's Office for Davidson County, Tennessee. The said Beazer Homes Corp. has filed an assumed name as Phillips Builders with the Tennessee Secretary of State on May 24, 1996.

THIS conveyance is subject to Declaration of Conditions and Restrictive Covenants of record in Book 7619, Page 647; Book 7657, Page 583; Book 7675, Page 923; Book 7776, Page 826; Book 8201, Page 770; Book 8663, Page 884; Book 8708, Page 630; Book 9036, Page 326; Book 9065, Page 744; Book 9072, Page 572; and made applicable to Somerset, Phase IV of record in Book 9245, Page 332 and rerecorded in Book 9662, Page 869, said Register's Office; easements and

CONTINUED

unimproved ( )
This is improved (X) property, known as 2016 LEATHERBURY COURT, ANTIOCH, TN 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 14th day of June 19 96

BEAZER HOMES CORP. DBA PHILLIPS BUILDERS

By: Ruth Malatak, A

RUTH MALATAK, VICE-PRESIDENT

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. 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 14th day of June 1996.

My commission expires 7/24/97

Notary Public

JOHN T. [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

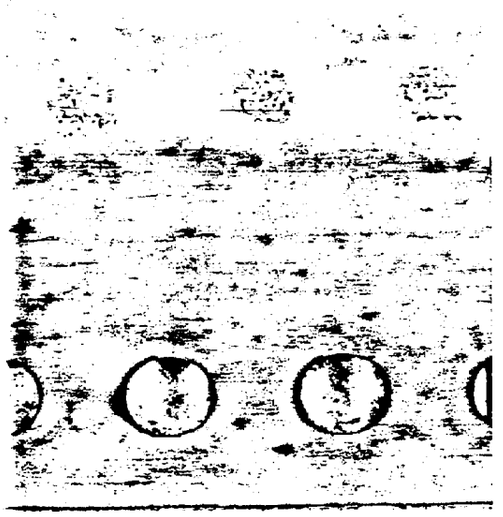


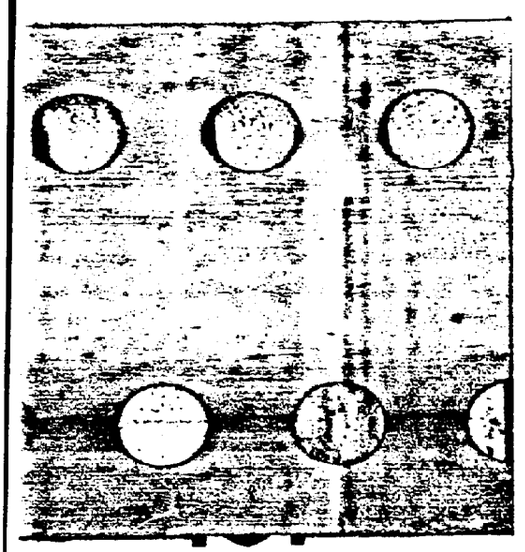
0194765
IDENTIF. # REFERENCE

96 JUN 20 AM 10:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3694 96/20 0101 03CHECK 526.63

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





RECEIVED OF _____

FOR _____

BOOK 10092 PG 807

| | | |
|---|---|---|
| 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 |
| | | | | 139900.00 |
| | | | | CON TX 517.63 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 526.63 |
| | | | | CHECK 526.63 |
| | | | 06/20/96 | 01 10:06 0001 5684 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0194765
IDENTIF. ↑ REFERENCE

96 JUN 20 AM 10:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1053478