File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 10103 PG 573

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

#13871

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
THOMAS G. BEEMAN (NAME)	NEW OWNER (NAME)	150-12=A
2000 Leatherbury Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	35
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	2DX9598

FOR AND IN 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, BEASER HOMES CORP., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS G. BEEMAN AND WIFE, JUDY E. BEEMAN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 710 on the Plan of Phase IV Somerset, as of record in Plat Book 7900, pages 978 and 979, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corporation by deed from Hubert Beard and wife, Scnear Beard of record in Book 4654, Page 67 and by installment deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell of reocrd in Book 4687, page 44 and by deed from Carl J. Strassle and wife, Sandra G. Strassle of record in Book 5172, page 405, Register's Office for Davidson County, Tennessee. Philhall Corporation has conveyed its interest in part of the property to Randall Phillips Builders by quitclaim deed of record in Book 5508, page 923, corrected in Book 7411, page 171, Register's Office for Davidson County, Tennessee. By Articles of Merger of record in Book 7298, page 203, the surviving Corporation shall be known as Phillips Builders, Inc. The corporate name of Phillips Builders, Inc. having been changed to Beaser Homes Corp. by Article of Amendment to the Charter of record in Book 9922, page 901, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7619,page 647, amended in Book 7657, page 583, Book 7675, page 923, Book 7776, page 826, Book 8201, page 770, Book 8703, page 630, made applicable in Book 9696, page 654; (3) By-Laws of record in Book 7619, page 679, amended in Book 9509, page 363; (4) Charter of record in Book 7661, page 37; and (5) All matters appearing on the plan of record in Plat Book 6900, page 733 and Plat Book 7900, pages 978 and 979, Register's Office for Davidson County, Tennessee.

9330 06/28 0101 03CHECK 563.63

This is improved (XX) unimproved ( ) property, known as 2000 Leatherbury Court, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of June, 19 96

BEASER HOMES CORP.
By: Ruth Malatak, VP
RUTH MALATAK, VICE PRESIDENT

STATE OF TENNESSEE BK/PG 1010B:574

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 ____

My commission expires _____ Notary Public _____

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

RUTH MALATAK

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the VICE PRESIDENT of BEASER HOMES CORP. the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 26th day of June 19 96

My commission expires 6/10/97 Notary Public Beth M. Brock

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0198173

IDENTIFICATION REFERENCE

95 JUN 28 PM 4:19

REGISTER DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 96

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

Notary Public

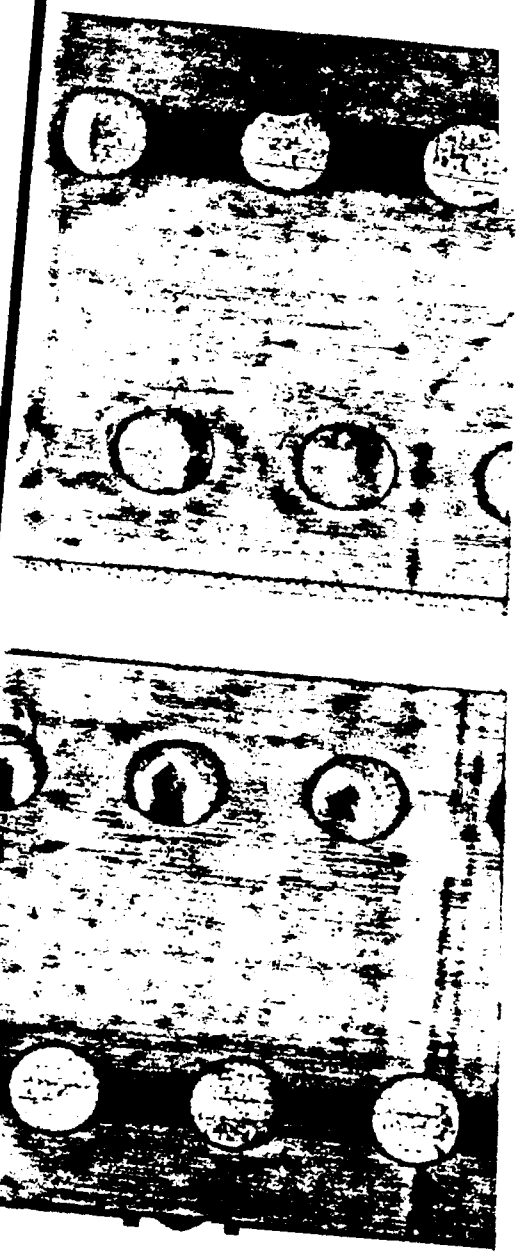
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM BEASER HOMES CORP.

TO THOMAS G. BEEMAN AND WIFE, JUDY E. BEEMAN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 10103 PG 575

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
149900.00
CON TX 554.63
PRFEE 1.00
WDEED 8.00
TOTAL 563.63
CHECK 563.63

06/28/96 01 16:26 0001 9330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198173
IDENTIF. # REFERENCE

96 JUN 28 PM 4:19

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1057078