0198546

BOOK 10105 PG 100

BOOK AND REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 JUL -1 PM 12:58

DAVIDSON COUNTY REGISTER'S OFFICE

W & I Ref: (jh) Title No: 37843
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Edward J. Przybyl 3629 Dove Creek Road Antioch, TN 37013	First Republic Mortgage Corp. 3310 West End Ave. Ste. 480 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 150-12A-179.00

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beazer Homes Corp. DBA Phillips Builders**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward J. Przybyl, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 56 on the plan of Kensal Green, North of record in Book 7900, page 951, Register's Office for said County.

SAID Lot No. 56 fronts 75.94 feet on the northerly margin of Dove Creek Road and extends back 125.02 feet on the easterly line and 125.0 feet on the westerly line to a dead line in the rear, measuring 77.14 feet thereon.

BEING part of the same property conveyed to Philhall Corporation and Randall Phillips Builders, Inc. by Installment deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell of record in Book 4687, page 44, Register' Office for said County. Philhall Corporation has since conveyed its interest in subject property to Randall Phillips Builders, Inc. by quitclaim deed of record in Book 5508, page 923 and re-recorded in Book 7411, page 171, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 3629 Dove Creek Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of June, 1996.

Beazer Homes Corp. DBA Phillips Builders

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By: Ruth Malatek, VP
Title:

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared Ruth Malatek with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Beazer Homes Corp. DBA Phillips Builders, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 25th day of June, 1996.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 175145.00

Affiant

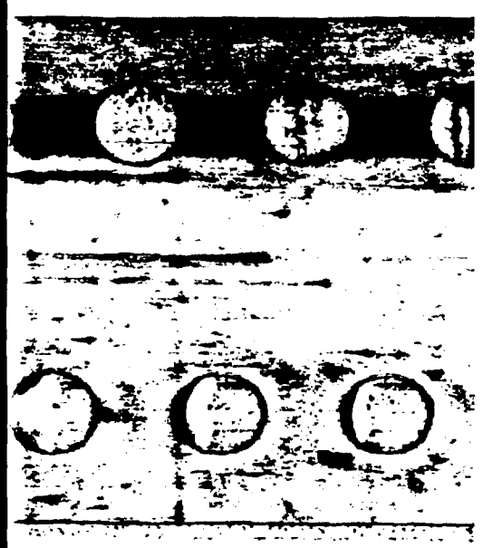
Sworn and subscribed before me on the 25th day of June, 1996.

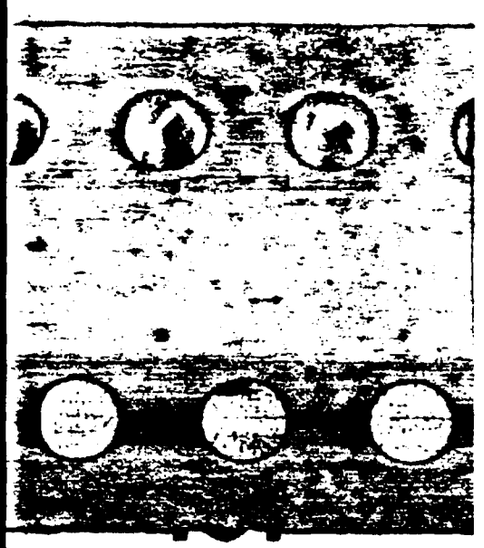
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

My Commission Expires: _____

157 07/01 0:01 33CHECK 657.04





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

RECEIVED OF _____

FOR _____

BOOK 10105 PG 102

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
				175145.00
				CON TX 648.04
				PRFEE 1.00
				WDEED 8.00
				TOTAL 657.04
				CHECK 657.04
07/01/96	01			13:00 0001 9757

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198546 IDENTIFICATION REFERENCE

95 JUL -1 PM 12:18

REGISTER
DAVIDSON COUNTY, TN.

No. 1057497