WARRANTY DEED

BOOK 10106 PG 206

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,010.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: 10-11-96
(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:
Ponsavan Ditavong (NAME)	Leader Federal Bank for Savings (NAME)	150-12-A-47C0
1905 Seasons Lake Court (ADDRESS)	158 Madison Avenue (ADDRESS)	02DX09609
Antioch, TN 37013 (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 Ponsavan Ditavong and wife, Manichanh Ditavong

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. 721 on the Plan of Phase IV, Somerset, of record in Book 7900, Page 978 and 979, 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 Randall Phillips Builders, Inc. by Quitclaim deed from PhilHall Corp. of record in Book 5508, Page 923, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. now know as Phillips Builders, Inc. by instrument of record in Book 7298, Page 203, said Register's Office. The said Phillips Builders, Inc. now known as Beazer Homes Corp. by instrument of record in Book 9922, Page 901, said Register's Office. 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.

RECEIVED FOR REFERENCE 95 JUL -1 PM 4:00 DAVIDSON COUNTY, TN.

0198923

unimproved ( )
This is improved (X) property, known as 1905 Seasons Lake 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 27th day of June 19 96

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT

STATE OF TENNESSEE
COUNTY OF

BOOK 10106 PG 207

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

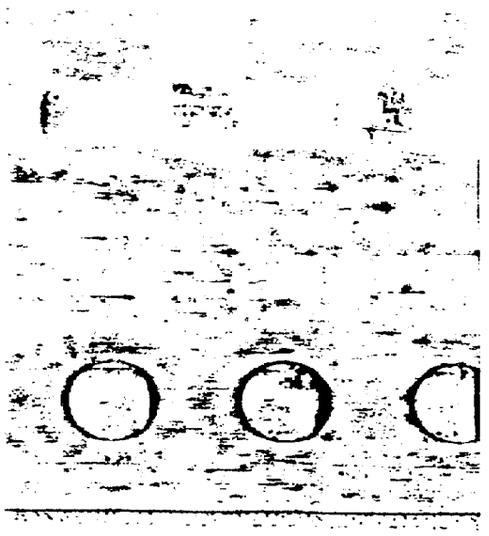
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatak and _____ with whom I am personally acquainted and who upon ~~XXX~~ her oath(s) acknowledged ~~XXX~~ herself to be the Vice-President and _____ respectively of the Beazer Homes Corp.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

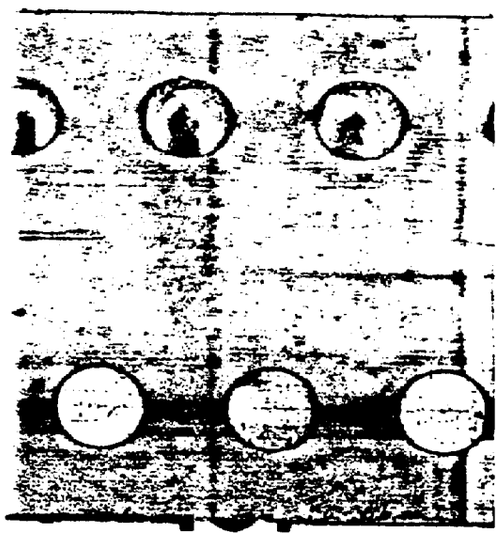
Witness my hand and official seal at office at Nashville, TN on this the 27th day of June 19 96.

My commission expires 11-20-16

_____
Notary Public

0155 07/01 1:01 03CHECK 471.54





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10106 PG 208

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 125010.00
				CON TX 462.54
				PRFEE 1.00
				WDEED 8.00
				TOTAL 471.54
				CHECK 471.54
			07/01/96 01	16:03 0001 0155

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198923
IDENTIFICATION REFERENCE

96 JUL -1 PM 4:0

FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER

No. 1057894