WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,345.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 19 96

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 25, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM TERRY WAGNER (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	164-9-12
108 CEDAR ASH COURT (ADDRESS)	FIRST AMERICAN CENTER (ADDRESS)	02DX-09520
ANTIOCH, TN 37013 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37237 (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., D/B/A PHILLIPS BUILDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM TERRY WAGNER AND WIFE, KERRI CLARK WAGNER

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. 283, on the Plan of REVISED LOT 283, ASHEFORD CROSSING, SECTION ONE, of record in Book 8250, page 447, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to PHILLIPS BUILDERS, INC., by deed from Luther A. Hill, Oly R. Hill, and Charles W. Hill, as Co-Trustees, of record in Book 9336, page 227, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. ***

SOURCE OF DESCRIPTION: Survey dated July 3, 1996, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

unimproved ( )
This is improved (X) property, known as 108 CEDAR ASH 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 12th day of July, 19 96

BEAZER HOMES CORP., D/B/A PHILLIPS BUILDERS

By: Ruth Malatak, VP

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., D/B/A 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 12th day of July 1996.

My commission expires July 26, 1997

I. DYKE TATUM
Notary Public

NOTARY PUBLIC AT LARGE

*** CONTINUATION

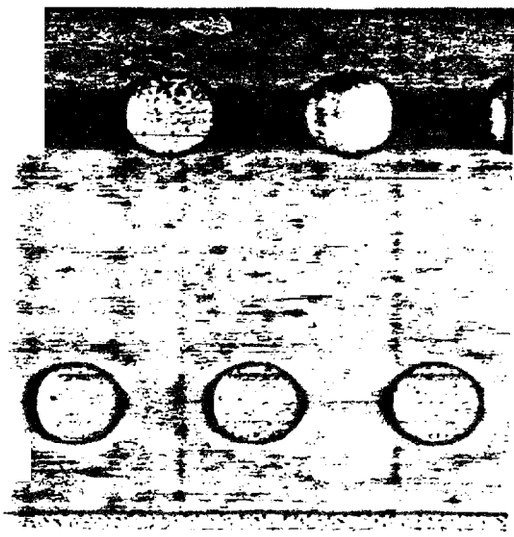
There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of ASHEFORD CROSSING, SECTION ONE, as set forth and defined in Restrictions of record in Book 9651, page 900; By-Laws of record in Book 9651, page 925; and Charter of record in Book 9651, page 895; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

PHILLIPS BUILDERS, INC. is now known as BEAZER HOMES CORP., pursuant to a Charter Amendment of record in Book 9922, page 901, said Register's Office, and is doing business under the assumed corporate name of BEAZER HOMES CORP., D/B/A PHILLIPS BUILDERS pursuant to an application filed with the Secretary of State and by Corporate Resolution of record in Book 10079, page 172, Register's Office for DAVIDSON County, Tennessee.

0205097
IDENTIFICATION REFERENCE

96 JUL 18 PM 2:10
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

68006 07/18 0101 03CHECK
483.00





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

RECEIVED OF _____

FOR _____

BOOK 10125 PG 629

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
				128345.00
				CON TX 474.88
				PRFEE 1.00
				MDEED 8.00
				TOTAL 483.88
				CHECK 483.88
07/18/96	01			14:12 0001 6866

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0205097 IDENTIFICATION REFERENCE

96 JUL 18 PM 2:10

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

No. 1064516