WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,815.00

Ishmael D. Aaron
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July 19 96

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 7/26/97
(AFFIX SEAL)

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
ISHMAEL D. AARON (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	MAP 150-12A
3756 Seasons Drive (ADDRESS)	First American Center (ADDRESS)	PARCEL 045.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	02DX-09607

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 ISHMAEL D. AARON AND WIFE, VALERIE AARON

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. 719 on the Final Plan of Phase IV, Somerset, a Planned Unit Development, of record in Plat Book 7900, page 978 and 979, said Register's Office, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Philhall Corporation and Randall Phillips Builders Corporation, 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. The said Philhall Corporation having quitclaimed to Randall Phillips Builders, Inc. of record in Book 5508, page 923, and re-recorded in Book 7411, page 171, said Register's Office. Articles of Merger of record in Book 7298, page 203, said Register's Office, changing the name to Phillips Builders, Inc.
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 of Davidson County, Tennessee. A corporate resolution reflecting said change is of record in Book 10079, page 172, said Register's Office. The said Beazer Homes Corp. has filed an assumed name as Phillips Builders with the Tennessee Secretary of State on May 24, 1996.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3756 Seasons Drive, 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 26th 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. 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 26th day of July 1996.

My commission expires 5/24/97

DEBORAH O'NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

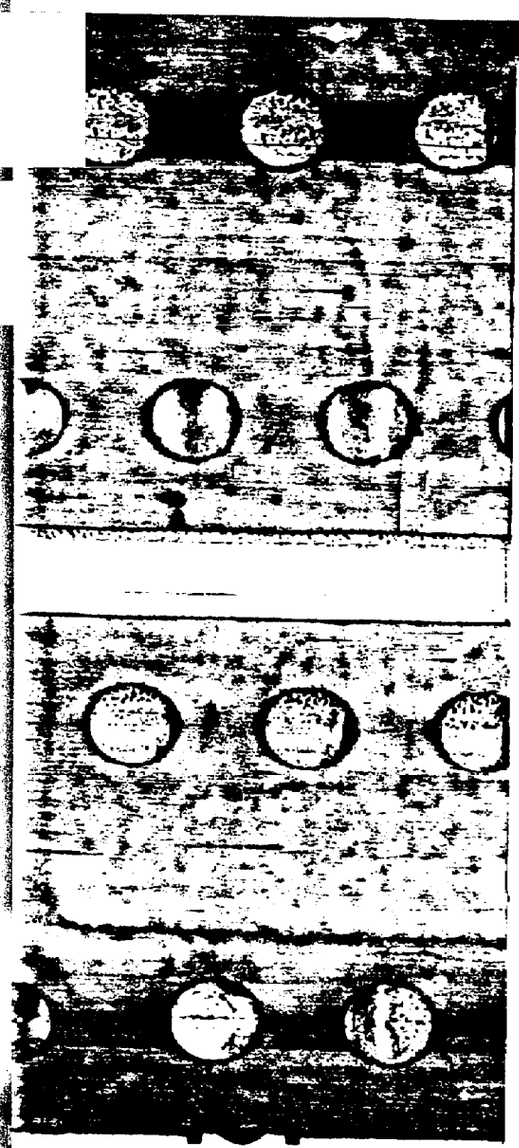
CONTINUATION OF LEGAL DESCRIPTION

This conveyance is subject to Declaration of Covenants of record in Book 7619, page 647, Book 7657, page 583, Book 7776, page 826, Book 8201, page 770, Book 8663, page 384, Book 8708, page 630, Book 9036, page 326, Book 9065, page 744, Book 9072, page 572, Book 9245, page 332, Book 9696, page 654, said Register's Office; easements and 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.

0209287
IDENTIF. & REFERENCE

96 JUL 31 PM 1:08
FELIX Z. HILSON REGISTER
DAVIDSON COUNTY, TN.

1404 07/31 0101 03CHECK 544.82



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

RECEIVED OF _____

FOR _____

BOOK 10139 PG 124

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
				144815.00
				CON TX 535.82
				PRFEE 1.00
				WDEED 8.00
				TOTAL 544.82
				CHECK 544.82
07/31/96	01			13:11 0001 1404

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209287
IDENTIF. ↑ REFERENCE

96 JUL 31 PM 1:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1068993