BOOK 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE BOOK 10164 PG 288
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 19 96

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mack H. Vance	GMAC Mortgage Corporation of P.A.	150-12A
(NAME)	(NAME)	
3736 Seasons Drive	8360 Old York Road	55
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Akins Park, PA 19117-1590	
(CITY) (STATE) (ZIP)	(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 Company D/B/A Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mack H. Vance and wife, Connie T. Vance

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. 729 on the Plan of Phase 4, Somerset of record in Plat Book 7900, Pages 978 and 979, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Beazer Homes Company D/B/A Phillips Builders, Inc. by deed of record in Book 5508, Page 923, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

96 AUG 22 AM 10:46
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
02 17056

unimproved ( )
This is improved (XX) property, known as 3736 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 13th day of August 1996

Beazer Homes Company D/B/A Phillips Builders

By: Ruth Malatak, VP

Ruth Malatak, Vice President

BOOK 10164 PG 289

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 ~~his~~her oath(s) acknowledged ~~himself~~herself to be the Vice President and _____ respectively of the Beazer Homes Company D/B/A 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 Tenn. on this the 13th day of August 19 96 .

My commission expires October 9, 1999

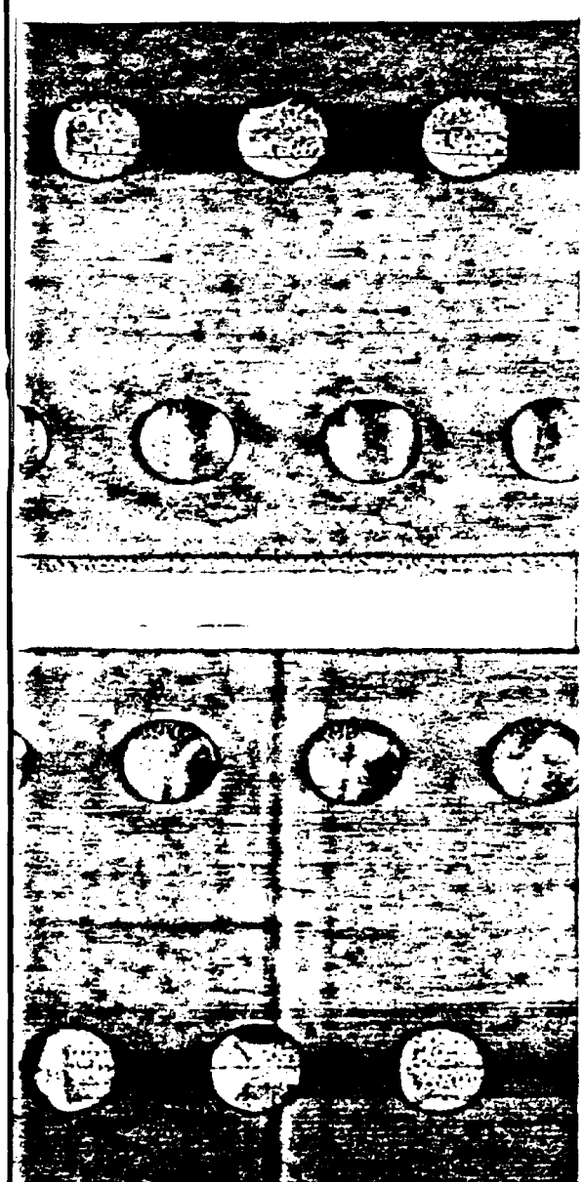
Lori Holloway Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

9713 08/22 0101 03CHECK

557.34

DCTN01WC



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

RECEIVED OF _____

FOR _____

BOOK 10164 PG 290

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	
				148200.00
			CON TX	548.34
			PRFEE	1.00
			WDEED	8.00
			TOTAL	557.34
			CHECK	557.34
08/22/96	01		10:50 0001	9713

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 17056
IDENTIF. & REFERENCE

96 AUG 22 AM 10:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1022270