43

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 191,185.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 19 96

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 22, 1997
(AFFIX SEAL)

BOOK 10170 PG 839

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 NUMBER
Glenn E. Whitaker (NAME)	Leader Federal Bank for Savings (NAME)	150-12-A-17&C0
1801 Quails Nest Court (ADDRESS)	158 Madison Avenue (ADDRESS)	02DX09467
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 Glenn E. Whitaker and wife, Teresa G. Whitaker

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. 57 on the Plan of Kensal Green, North, of record in Book 7900, Page 951, 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 deed of record in Book 5508, Page 923, Register's Office for Davidson County, Tennessee; and by Articles of Merger of Randall Phillips Builders, Inc., Halphil Corp., Phillips Contruction Company and Edrand, Inc. into Philhall Corp. with amendment changing its corporate name to Phillips Builders, Inc. of record in Book 7298, Page 203, said Register's Office. Phillips Builders, Inc. is now known as Beazer Homes Corp. pursuant to a Charter Amendment of record in Book 9922, Page 901, R.O.D.C., and is doing business under the assumed corporate name of Beazer Homes Corp., DBA Phillips Builders pursuant to application filed with the Secretary of State and by Corporate Resolution of record in Book 10079, Page 172, Register's Office for Davidson County, TN.

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

96 AUG 28 PM 3:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0219135

IDENTIF. ↑ REFERENCE

This ( ) unimproved (X) property, known as 1801 Quails Nest 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 23rd day of August 19 96

Beazer Homes Corp., DBA Phillips Builders
By: Jackie Alexander, Sr V.P.
Ruth Malvaney, Vice-President
Jackie Alexander

STATE OF TENNESSEE BOOK 10170 PG 840
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 ~~Kathleen Walsh~~ Jackie Alexander and _____ with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged ~~himself~~ herself to be the Srvice-President and _____ respectively of the Beazer Homes Corp., DBA Phillips Builders the within named bargainor, and corporation, and that she as such Sr 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 ~~Kathleen Walsh~~ Jackie Alexander as such Sr Vice-President, and attesting the same by the said _____ as such _____.

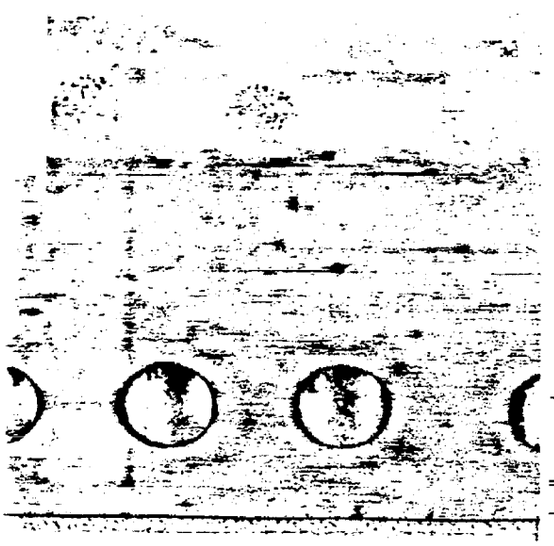
Witness my hand and official seal at office at Nashville, TN on this the 23rd day of August 19 96 .

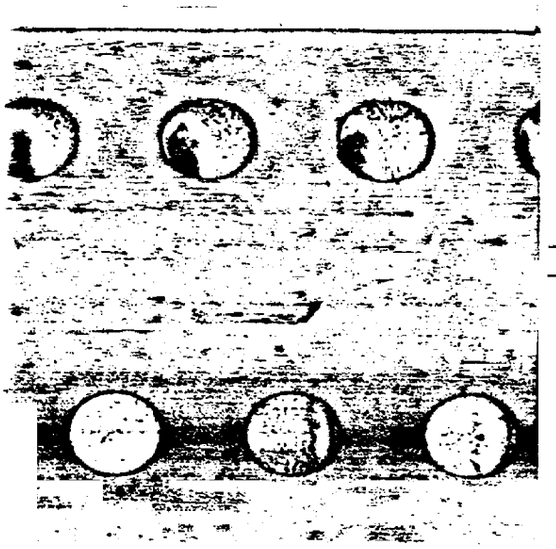
My commission expires My Commission Expires Nov. 22, 1997

Kathleen M Walsh
Notary Public

KATHLEEN M. WALSH NOTARY PUBLIC AT LARGE

1941 08/28 0101 03CHECK 713-66





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10170 PG 841

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	
				191785.00
			CON TX	709.66
			PRFEE	1.00
			WDEED	8.00
			TOTAL	718.66
			CHECK	718.66
08/28/96	01		15:37 0001	1941

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0219135 IDENTIF. ↑ REFERENCE

96 AUG 28 PM 3:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1024472