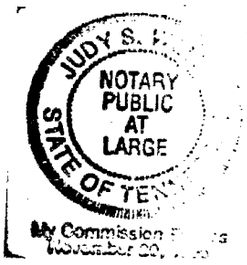
BOOK 10183 PG 357

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 258,825.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur T. Cruthirds (NAME)	Chase Manhattan Mortgage (NAME)	171-12A-18.00
5940 Cross Pointe Lane (ADDRESS)	1000 Northchase Drive (ADDRESS)	6DU-83606
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (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 Arthur T. Cruthirds and wife, Connie B. Cruthirds

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. 18 on the Plan of Section One Addition to Brelan Park at Saddlewood, of record in Book 7900, pages 788 and 789, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Phillips Builders, Inc., by deed from C. Wayne Meadows and Edward R. Phillips, as tenants in common, of record in Book 9962, page 285, Register's Office for Davidson County, Tennessee. Pursuant to Articles of Amendment to Charter of record in Book 9922, page 902 and Corporate Resolution of record in Book 10079, page 172, said Register's Office, Phillips Builders, Inc. is now known as Beazer Homes Corp, d/b/a Phillips Builders.

This conveyance is subject to the following: Taxes for the year 1996 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions and Restrictions of record in Book 8891, page 850, Book 9462, page 398 and Book 9480, page 387; By-Laws of record in Book 8891, page 869; Charter of record in Book 9462, page 547; Plan of record in Book 7900, pages 788 and 789; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5940 Cross Pointe Lane, Brentwood, TN 37027
(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 6th day of September 19 96

Beazer Homes Corp. d/b/a, Phillips Builders
By: Ruth Malatak, V.P.
Ruth Malatak, Vice President

BOOK 10183 PG 358

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 Brentwood, Tennessee on this the 6th day of September 1996.

My commission expires 11/20/96

Notary Public

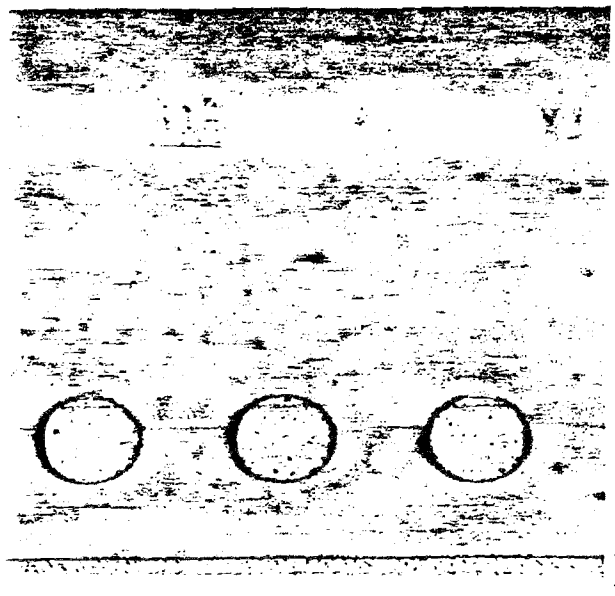
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires

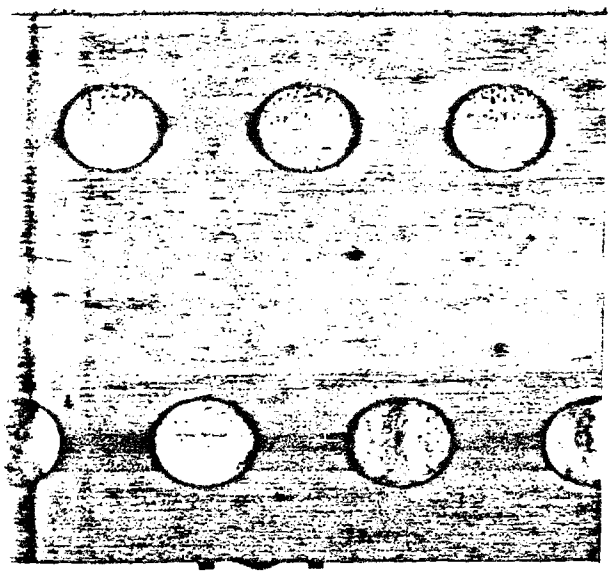
5682 09/09 0101 03CHECK 966.66

MAIL ENV.

96 SEP -9 AM 10:53
REGISTER
DAVIDSON COUNTY, TN.

0222636
IDENTIFICATION





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

RECEIVED OF _____

FOR _____

BOOK 10183 PG 359

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		CAMT		
			258825.00	
		CON TX	957.66	
		PRFEE	1.00	
		WDEED	8.00	
		TOTAL	966.66	
		CHECK	966.66	
09/09/96	01	10:56 0001	5682	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0222636
IDENTIFICATION REFERENCE

96 SEP -9 AM 10:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1028171