[redacted]

BOOK 10202 PG 239 Box 5 of 8

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 153,330.00
Joanne M. Bjordahl
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF September, 19 96
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joanne M. Bjordahl (NAME) | Leader Federal Bank For Savings (NAME) | 150-12-A-75 |
| 3733 Seasons Drive (ADDRESS) | 158 Madison Avenue (ADDRESS) | |
| Antioch, Tennessee 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 Corporation d/b/a Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joanne M. Bjordahl and husband, Mark A. Bjordahl

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. 736 on the Plan of Somerset, Phase IV, a Planned Unit Development, of record in Plat Book 7900, pages 978 and 979, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING part of the same property conveyed to Philhall Corporation and Randall Phillips Builders, Inc., by deed from Carl J. Strassle and wife, Sandra G. Strassle, of record in Book 5172, page 405, and part of the same property to Randall Phillips Builders, Inc., by Quitclaim Deed from Philhall Corp., of record in Book 5508, page 923 and re-recorded in Book 7411, page 171, Register's Office for Davidson County, Tennessee. Articles of Merger of Randall Phillips Builders, Inc., Hallphill Corp., Phillips Construction Company and Edrand, Inc., into Philhall Corp. with Amendment changing it's corporate name to Phillips Builders, Inc., of record in Book 7298, page 203, Register's Office for Davidson County, Tennessee, dated June 30, 1987. Corporate Resolution changing Phillips Builders, Inc. name to Beazer Homes Corp. d/b/a Phillips Builders, of record in Book 22, page 228, Register's Office for Wilson County, Tennessee.

0229057 IDENTIF. ↑ REFERENCE

96 SEP 25 AM 10:48
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved ( X ) unimproved ( ) property, known as 3733 Seasons Drive, Antioch, Tennessee 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 20th day of September, 19 96

Beazer Homes Corporation d/b/a Phillips Builders
By: Ruth Molatak, VP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10202 PG 240

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beazer Homes Corporation d/b/a Phillips Builders

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of September, 19 96

Commission expires 5-7-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

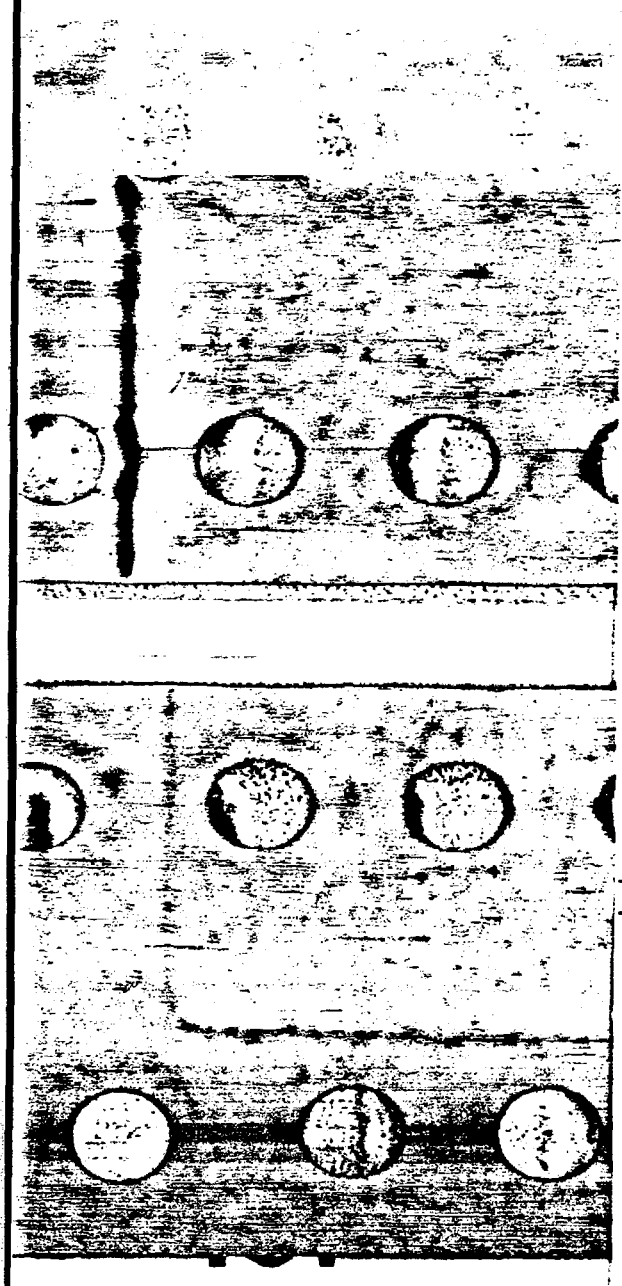
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

2555 09/25 0101 03CHECK 576.21



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

RECEIVED OF _____

FOR _____

BOOK 10202 PG 241

| | | |
|---|---|---|
| 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 | |
| | | | 153330.00 | |
| | | | CON TX | 567.21 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 576.21 |
| | | | CHECK | 576.21 |
| 09/25/96 | 01 | 10:51 | 0001 | 2555 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0229057
IDENTIF. ↑ REFERENCE

96 SEP 25 AM 10:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 1034957