BOOK 10208 PG 166

WARRANTY DEED

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 181,720.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: May 7 1997
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward E. Franklin (NAME)	Leader Federal Bank (NAME)	MAP 150-12A
1609 Mallard Creek Court (ADDRESS)	P.O. Box 2926 (ADDRESS)	PARCEL 200
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2926 (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 Edward E. Franklin and wife, Kathy A. Franklin

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. 42 on the Plan of Kensal Green, North, as of record in Book 7900, page 951, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal 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. The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc. by instrument of record in Book 7298, page 203, said Register' Office. Phillips Builders, Inc. is now known as Beazer Homes Corp. pursuant to a Charter Amendment of record in Book 9922, page 901, said Register's Office, and is doing business under the assumed corporate name of Beazer Homes Corp., D/B/A Phillips Builders pursuant to an application filed with the Secretary of State and by Corporate Resolution of record in Book 10079, page 172, said Register's Office.

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

IDENTIFICATION REFERENCE 0230935

SEP 30 PM 3:17

unimproved ( )
This is improved (X) property, known as 1609 Mallard Creek Court, 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 27th day of September 19 96

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

BOX 15

STATE OF TENNESSEE
COUNTY OF

BOOK 10208 PG 167

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 ~~s~~he Vice President and _____ respectively of the Beazer Homes Corp. the within named bargainor, and corporation, and that she/he 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 27th day of September 19 96.

My commission expires May 7, 1997

Notary Public

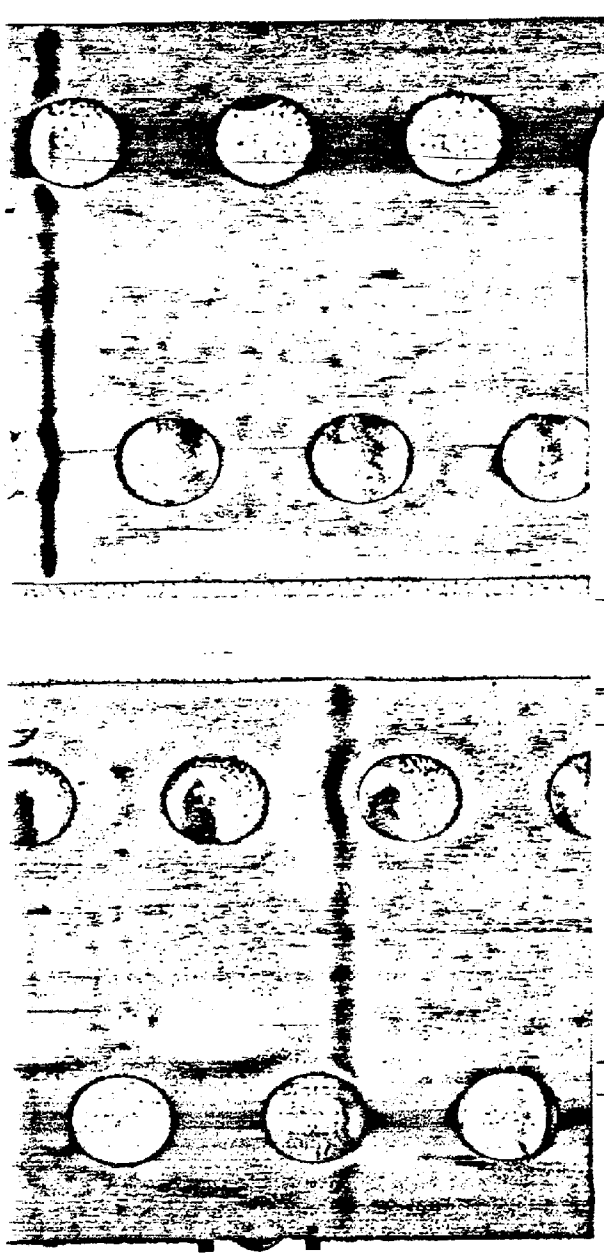
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders, to Edward E. Franklin and wife, Kathy A. Franklin.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

4508 09/30 2101 03CHECK

681.37



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

RECEIVED OF _____

FOR _____

BOOK 10208 PG 168

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 181720.00
CON TX 672.37
PRFEE 1.00
WDEED 8.00
TOTAL 681.37

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 681.37

09/30/96 01 15:52 0001 4500

0230935
IDENTIF. & REFERENCE

96 SEP 30 PM 3:47
REGISTER
DAVIDSON CO. TENN.

No 1071592

No [redacted]