FILE BOX 45

BOOK 10216 PG 798

# WARRANTY DEED

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 151,040.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gregory M. Ellzey (NAME) | Security Financial and Mortgage (NAME) | MAP 150-12 |
| 3785 Seasons Drive (ADDRESS) | 12444 Powerscourt Dr., Suite 140 (ADDRESS) | PARCEL A |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | St. Louis, MO 63131 (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 Gregory M. Ellzey and wife, Judy L. Ellzey

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:

BEING Lot No. 749, on the plan of Phase IV, Somerset, of record in Plat Book 7900, Page 978, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Phillips Builders, Inc. by deed from Philhall Corp. of record in Book 5508, page 923, Register's Office for said County. By articles of merger in Book 7298, page 203, said Register's Office, Randall Phillips Builders, Inc. became Phillips Builders, Inc. By articles of amendment in Book 9922, page 901, said Register's Office, the name of Phillips Builders, Inc. was changed to Beazer Homes Corp.

This conveyance is subject to Restrictive Covenants of record in Book 9036, Page 326, Book 7619, Page 647, Book 7657, Page 583, Book 7675, Page 923, Book 7776, Page 826, Book 8201, Page 770, Book 8663, Page 384, Page 9509, Page 363, Book 8708, Page 630, Book 7661, Page 37, and Book 9696, Page 654, Register's Office for said County.

unimproved ( )
This is improved ( X ) property, known as 3785 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 30th day of September, 19 96

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

BOOK 10216 PG 799

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

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Ruth Malatak, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of Beazer Homes Corp., d/b/a Phillips Builders and is authorized by Beazer Homes Corp., d/b/a Phillips Builders to execute this instrument on behalf of Beazer Homes Corp. d/b/a Phillips Builders.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 1996.

My Commission Expires: 1-20-99

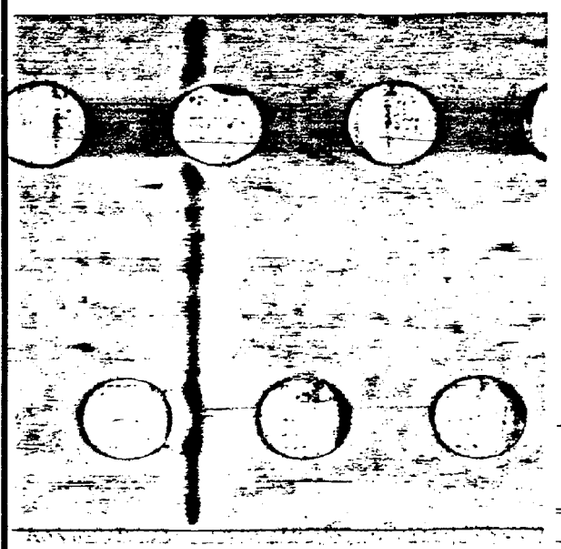
Notary Public

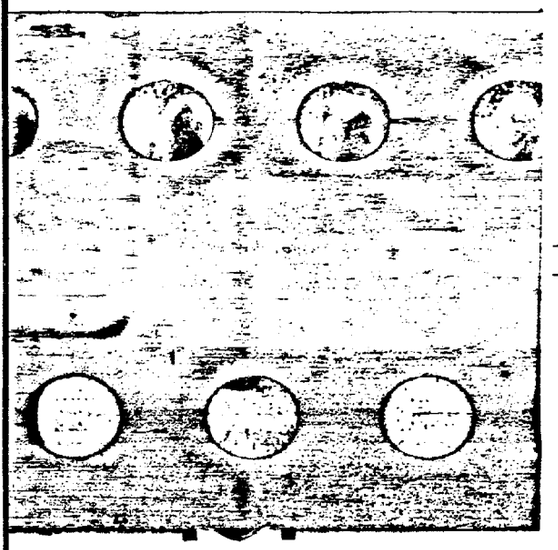
ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0233221
IDENTIFICATION REFERENCE

96 OCT -4 PM 3:25
FELIX A. NELSON III REGISTER
DAVIDSON COUNTY, TN.

5934 10/04 0101 03CHECK 567.70





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

RECEIVED OF _____

FOR _____

BOOK 10216 PG 800

| | | |
|---|---|---|
| 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 151040.00 |
| | | | | CON TX 558.70 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 567.70 |
| | | | | CHECK 567.70 |
| 10/04/96 | | 01 | | 15:29 0001 6934 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0233221
ENTER REFERENCE
96 OCT -4 PM 3:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1074006

No. [redacted]