43

WARRANTY DEED

BOOK 10232 PG 425

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 19 96

Notary Public

My Commission Expires Jan. 29, 1998

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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 NUMBERS
Edoardo L. Battaglia (NAME)	First Union Mortgage Corporation (NAME)	141-14-A-31C0
7713 Hansrote Cove (ADDRESS)	1100 Corporate Center Drive (ADDRESS)	09D83115
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Raleigh, NC 27607-5045 (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 Edoardo L. Battaglia, a single person

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. 31 on the Plan of Hanover Park of Sheffield, of record in Book 9700, Pages 154, 155, and 156, 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 Phillips Builders, Inc. by deed from James David Abernathy, Jr., Robert W. Abernathy, unmarried, and Mary Jane Abernathy Baird of record in Book 9825, Page 84, Register's Office for Davidson County, Tennessee. 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.

0238533
IDENTIF. & REFERENCE

96 OCT 21 PM 3:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) property, known as 7713 Hansrote Cove, Nashville, TN 37221 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 18th day of October 19 96

Beazer Homes Corp., DBA Phillips Builders
By: Clifton Hall
Ruth Malarik, Vice President
Clifton Hall

STATE OF TENNESSEE
COUNTY OF

BOOK 10232 PG 426

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 Mahaffey~~ Clifton Hall and _____ with whom I am personally acquainted and who upon ~~his~~ oath(s) acknowledged ~~himself~~ to be the Vice-President and _____ respectively of the Beazer Homes Corp., DBA Phillips Builders the within named bargainor, and corporation, and that 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 Mahaffey~~ Clifton Hall as such Vice-President, and attesting the same by the said _____ as such _____.

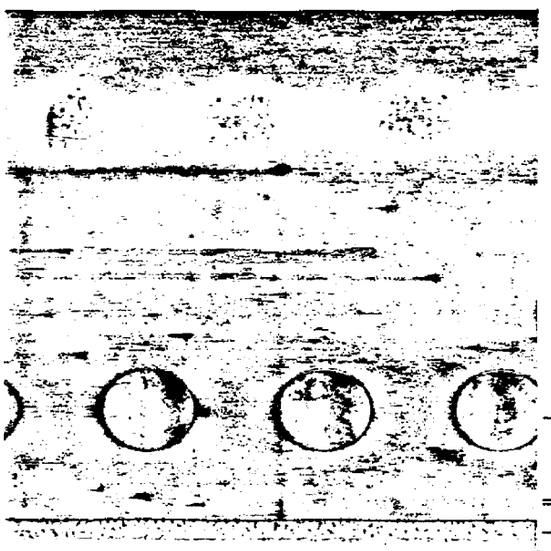
Witness my hand and official seal at office at Nashville, TN on this the 18th day of October 19 96.

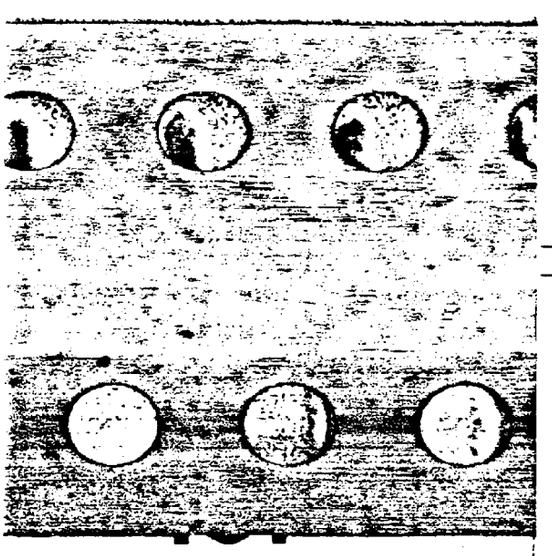
My commission expires ~~My Commission Expires~~ JAN 24 1998

_____
Notary Public

PATRICIA D. CAVITT NOTARY PUBLIC AT LARGE

2571 10/21 0101 03CHECK 895.89





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

RECEIVED OF _____

FOR _____

BOOK 10232 PG 427

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
239700.00
CON TX 886.89
PRFEE 1.00
WDEED 8.00
TOTAL 895.89
CHECK 895.89

10/21/96 01 16:00 0001 2571

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0238533
IDENTIF. REFERENCE

96 OCT 21 PM 3:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1079565

No [redacted]