60

WARRANTY DEED

BOOK 10254 PG 960

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 177,400.00

Charles Rochell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: 9-23-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES ROCHELL	FTB MTG. SERVICES	MAP-PARCEL NO.
(NAME)	(NAME)	
3612 DOVE CREEK ROAD	P.O. BOX 80140	150-12-0-A 205
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013	ATLANTA GA 30366	
(CITY) (STATE) (ZIP)	(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 CHARLES ROCHELL AND WIFE, JOYCE A. ROCHELL

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. 47 on the Plat of Kensal Green, North, a Planned Unit Development of record in Plat Book 7900, Page 951, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Randall Phillips Builders, Inc., by Deed from Philhall Corp., of record in Book 5508, Page 923, Register's Office for Davidson County, Tennessee and being rerecorded in Book 7411, Page 171, said Register's Office. Said Randall Phillips Builders, Inc is now known as Phillips Builders, Inc. of record in Book 7298, Page 203, said Register's Office. The corporate name of Phillips Builders, Inc. has been changed to Beazer Homes Corp. by Articles of Amendment to the Charter as recorded in Book 9922, page 902, Register's Office for Davidson County, Tennessee. A corporate resolution reflecting said change is of record in Book 10079, page 172, said Register's Office. The said Beazer Homes Corp. has filed an assumed name as Phillips Builders with the Tennessee Secretary of State on May 24, 1996.

This conveyance is subject to Declaration of Covenants of record in Book 7619, page 647; Amendment No. 1 in Book 7657, Page 589; Amendment No. 2 in Book 7675, Page 923; Amendment No. 3 in Book 8708, Page 630; First Supplement in Book 7776, Page 826; Second Supplement in Book 8201, Page 770, and By-Laws

CONTINUED

unimproved ( )
This is improved (X) property, known as 3612 DOVE CREEK ROAD, 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 1st day of November, 19 96

BEAZER HOMES CORP. DBA PHILLIPS BUILDERS

By: Ruth Malatak

RUTH MALATAK, VICE-PRESIDENT

9739 11/08 0101 03CHECK 665.38

BOOK 10254 PG 961

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. DBA 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 NASHVILLE, TN on this the 1st day of November 1996.

My commission expires 11-28-98 _____
Notary Public

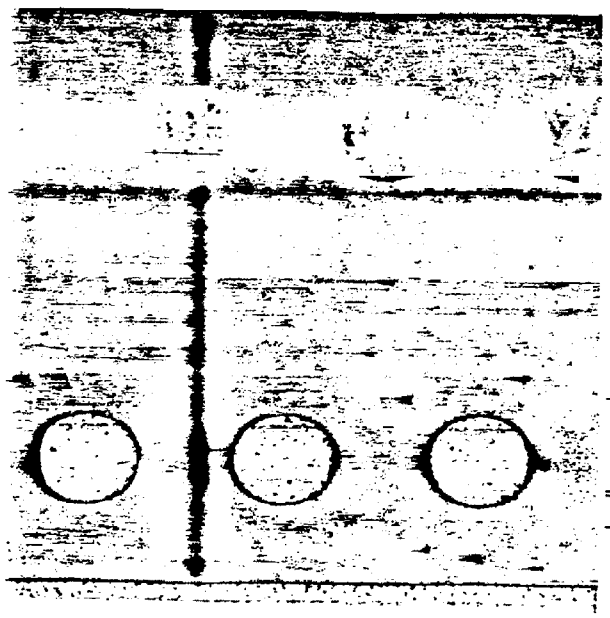
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

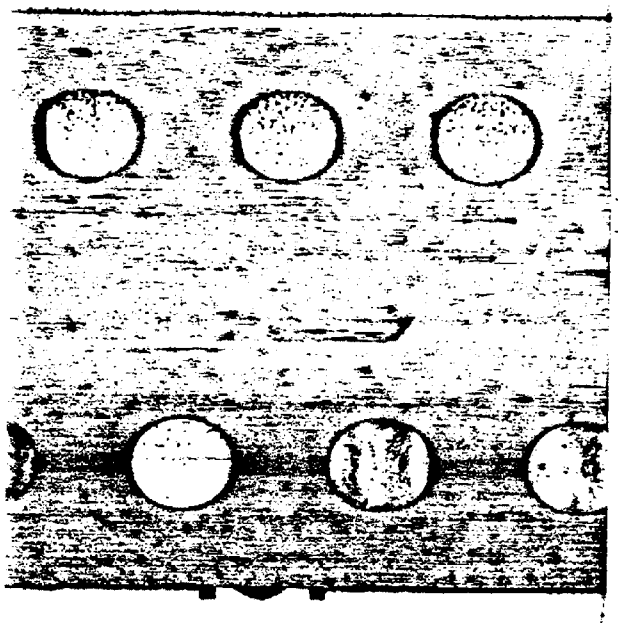
LEGAL DESCRIPTION CONTINUATION

in Book 7619, Page 621, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

02451 22
IDENTIF. ↑ REFERENCE

96 NOV -8 P1:12:08
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10254 PG 962

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 177400.00
CON TX 656.38
PRFEE 1.00
WDEED 8.00
TOTAL 665.38
CHECK 665.38

11/08/96 01 12:10 0001 9739

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0245122
IDENTIF. # REFERENCE

96 NOV -8 PM 12:08

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1086652