Bk 52

WARRANTY DEED

BOOK 10263 PG 718

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 279,342.00

Barbara L McGee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 96

Notary Public

MY COMMISSION EXPIRES: 12/17/99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deanne L. Cotthoff (NAME)	Franklin American Mortgage (NAME)	171-8C-1CO
5511 Saddlewood Lane (ADDRESS)	214 Overlook Court, Ste. 150 (ADDRESS)	
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (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 Inc. d/b/a Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deanne L. Cotthoff and husband, Stephen A. Cotthoff

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. 1 on the Plan of Williamsburg at Brentwood, Section One, as of record in Plan Book 9700, Page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of that same property conveyed to Phillips Builders, Inc. by deed from Florence F. Williams, unmarried and Eugene R. Williams, unmarried of record in Book 9954, Page 553, 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 of Davidson County, Tennessee. A corporate resolution reflecting said change is of record in Book 10079, Page 172, said Register's Office. The said Beazer Home Corp. has filed an assumed name as Phillips Builders with the Tennessee Secretary of State.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved (X) property, known as 5511 Saddlewood Lane, Brentwood, Tennessee 37027
(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 15th day of November 19 96

Beazer Homes Inc. d/b/a Phillips Builders
By: Ruth Malatak, AP

BOOK 10263 PG 719

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 WILLIAMSON

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~~ oath(s) acknowledged herself to be the Vice-President and _____ respectively of the Beazer Homes Inc. d/b/a Phillips Builders the within-named bargainor, said 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 Brentwood, Tennessee 37027 on this the 15th day of November 1996.

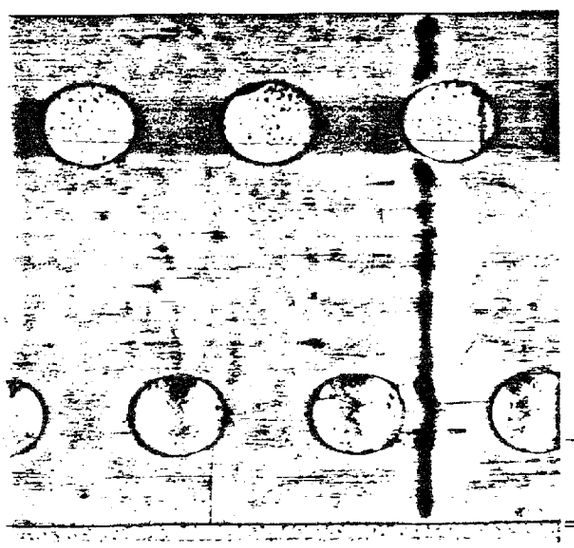
My commission expires 12/6/99

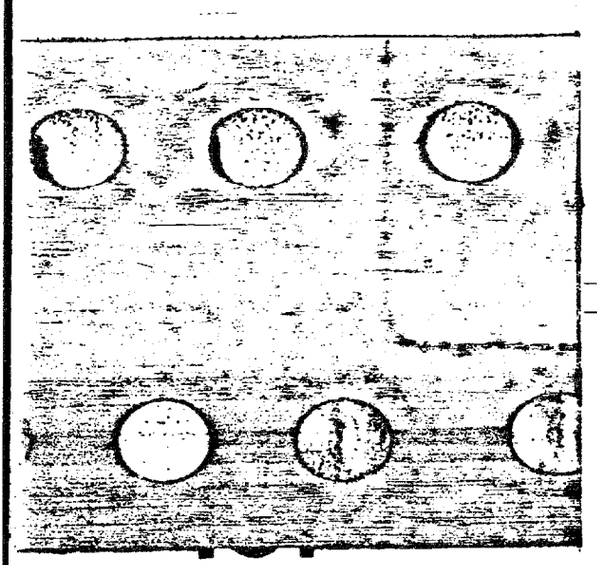
_____
Notary Public

0247979
IDENTIF. & REFERENCE

96 NOV 19 PM 2:35
REGISTER
DAVIDSON COUNTY, TN.

6997 11/19 0101 03CHECK 1042.57





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

RECEIVED OF _____

FOR _____

BOOK 10263 PG 720

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	279342.00
			CON TX	1033.57
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1042.57
			CHECK	1042.57
11/19/96	01		14:37 0001	6997

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0247979 IDENTIF. & REFERENCE

96 NOV 19 PM 2:35

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1089714