50.00

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 221,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF November, 1996

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BOOK 10279 PG 909

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fritz Wawa	Union Planters National Bank	141-14-A-40
(NAME)	(NAME)	
7812 Haydenberry Cove	P. O. Box 2926	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Memphis, TN 38101-2926	
(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, Inc. d/b/a Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fritz Wawa and wife, Francisca Wawa

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. 40 on the Revised Plan of Hanover Park of Sheffield, of record in Plat Book 9700, pages 154 through 156, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING part of the same property conveyed to Phillips Builders, Inc., a Tennessee corporation, 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., has since changed it's name to Beazer Homes, Inc., d/b/a Phillips Builders.

0252516 IDENTIF. ↑ REFERENCE

96 DEC -4 AM 10:32

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN.

1886 12/04 0101 03CHECK 828.18

unimproved ( )
This is improved (X) property, known as 7812 Haydenberry Cove, Nashville, Tennessee 37221
(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 November, 19 96

Beazer Homes, Inc. d/b/a Phillips Builders
By: Ruth Wallace, VP

BOOK 10279 PG 910

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 Beazer Homes, Inc. d/b/a Phillips Builders

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of November 19 96.

Commission expires _____

Notary Public

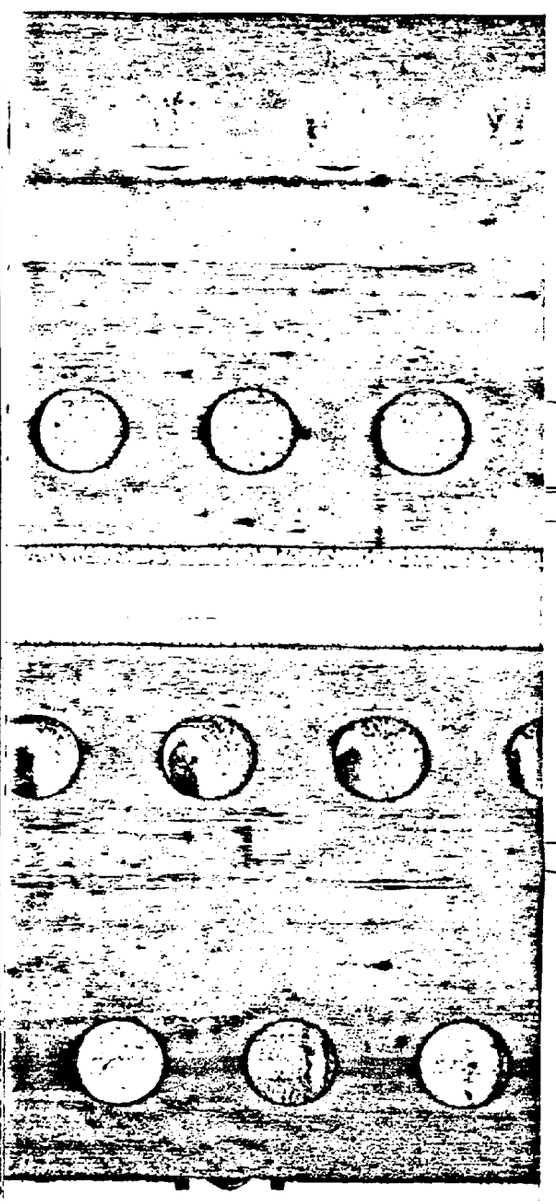
STATE OF TENNESSEE
COUNTY OF

Before me, the UNDERSIGNED a Notary Public within and for the State and County aforesaid, personally appeared RUTH MRATAK and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged HE-SHE to be the VICE PRESIDENT and _____ respectively of the BEAZER HOMES, INC dba PHILLIPS BUILDERS the within named bargainor, and corporation, and that SAID 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 MRATAK 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 27 day of NOVEMBER 1996.

My commission expires 5-1-99

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10279 PG 911

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	221400.00
			CON TX	819.18
			PRFEE	1.00
			WDEED	8.00
			TOTAL	828.18
			CHECK	828.18
12/04/96	01		10:36 0001	1886

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02525 16
IDENTIF. ↑ REFE. RENCE
96 DEC -4 AM 10:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 1094547