BOOK 10280 PG 42

Box 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 161,700.00
& Charles W. Mitchell Sr.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Mitchell, Sr. (NAME)	Chase Manhattan Mortgage (NAME)	MAP 150-12A
3753 Seasons Drive (ADDRESS)	155 Franklin Road Suite 350 (ADDRESS)	PARCEL 80
Antioch, Tennessee 37013 (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 Corp. d/b/a, Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Mitchell, Sr. and wife, Carnella E. Mitchell

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. 741, on the Plan of Phase IV, Somerset, of record in Book 7900, page 978, page 979, 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 Randall Phillips Builders, Inc., by Quitclaim Deed from Phil Hall Corp of record in Book 5508, page 923, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc., now known as Phillips Builders, Inc., by instrument of record in Book 7298, page 203, said Register's Office. Phillips Builders, Inc., is now known as Beazer Homes Corp, pursuant to a Charter Amendment of record 9922, page 901, said Register's Office and is doing business under the assumed corporate name of Beazer Homes Corp, d/b/a/ Phillips Builders pursuant to application filed with the Secretary of State and by Corporate Resolution of record in Book 10079, page 172, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO:

Declaration of Covenants, Conditions and Restrictions of record in Book 7619, page 647, as amended in Book 7657, page 583; Book 7675, page 923; Book 7776, page 826; Book 8201, page 770; Book 8663, page 384; Book 8708, page 630; Book

CONTINUED

unimproved ( )
This is improved (X) property, known as 3753 Seasons Drive, Antioch, Tennessee 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 27th day of November 19 96

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

BOOK 10280 PG 43

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 himself to be the Vice President and _____ respectively of the Beazer Homes Corp. d/b/a 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 Malatak as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Franklin, Tennessee on this the 27th day of November 1996.

My commission expires 11-30-97

_____
Notary Public

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE

LEGAL DESCRIPTION CONTINUATION

9036, page 326; Book 9065, page 744; Book 9072, page 572; and Book 9245, page 332, as made applicable to Somerset Phase IV in Book 9696, page 654, Register's Office for Davidson County, Tennessee.

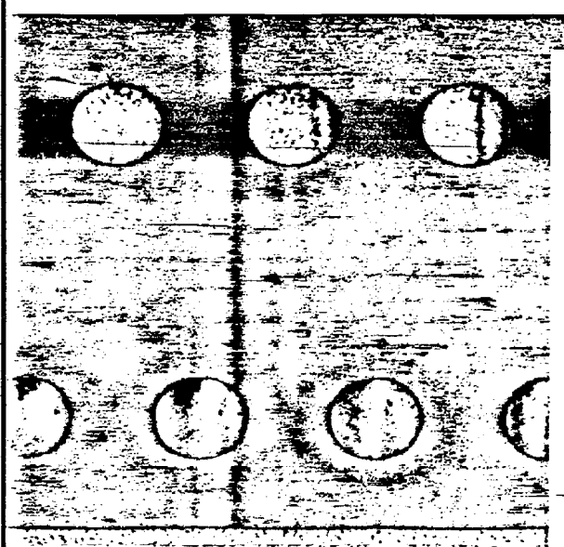
Subject to all matters shown on the Plan of record in Book 7900, pages 978 and 979, said Register's Office.

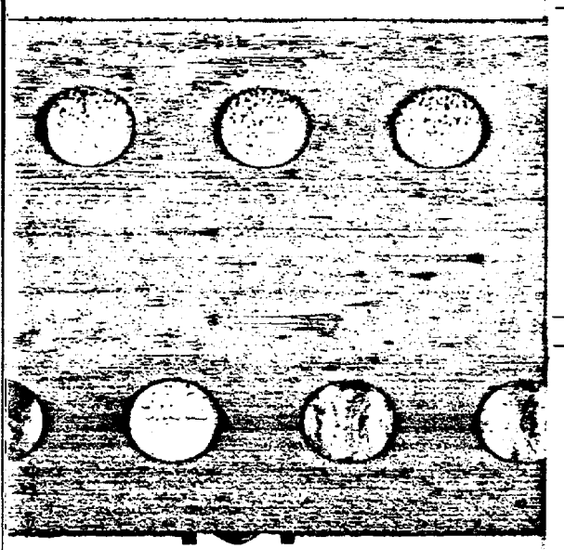
Subject to lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

1919 12/04 0101 03CHECK 611.29

0252548
IDENTIF. # REFERENCE
96 DEC -4 AM 11:49
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10280 PG 45

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
161700.00
CON TX 598.29
PRFEE 1.00
WDEED 12.00
TOTAL 611.29
CHECK 611.29

12/04/96 01 11:52 0001 1919

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

025548
IDENTIF. & REFERENCE

96 DEC -4 AM 11:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1094579