BOOK 10309 PG 613

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,711.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES 9/23/2000
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brett G. Yocum (NAME) | Union Planters National Bank (NAME) | 164-13-0-21.00 |
| 3429 Cainbrook Crossing (ADDRESS) | P.O. Box 2926 (ADDRESS) | 2DX-09544 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Memphis, TN 38101-2926 (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, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brett G. Yocum and Susan Chandler, both unmarried, as joint tenants with right of survivorship

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. 378 on the Plan of Section One Asheford Crossing, of record in Book 7900, page 937, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Phillips Builders, Inc., a Tennessee Corporation, by deed from Luther A. Hill, Oly R. Hill and Charles W. Hill as Co-Trustees, of record in Book 9336, page 227, Register's Office for Davidson County, Tennessee. By an Amendment to the Corporate Charter of Phillips Builders, Inc. of record in Book 9922, page 901, Register's Office for Davidson County, Tennessee and by Corporate Resolution of record in Book 10079, page 172, Register's Office for Davidson County, Tennessee, Phillips Builders, Inc. is now known as Beazer Homes Corp. d/b/a Phillips Builders.

This conveyance is subject to the following: Taxes for the year 1996 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions and Restrictions of record in Book 9651, page 900 Amended of record in Book 9980, page 482 and in By-laws Book 9651, page 925; Note "A" as established on Plat Book 7900, page 937; Power Line Easement of record in Book 1224, page 257; Plan of record in Book 7900, page

CONTINUED

This is improved ( X ) property, known as 3429 Cainbrook Crossing, Antioch, TN 37013 (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 23rd day of December 19 96

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

By:

STATE OF TENNESSEE
COUNTY OF

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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. d/b/a 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 Brentwood, Tennessee on this the 23rd day of December 1996.

My commission expires 9/23/2000

_____
Notary Public

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 23, 2000

LEGAL DESCRIPTION CONTINUATION

937; Charter of Asheford Crossing Homeowners Association, Inc. of record in Book 9651, page 895,; all in the Register's Office for Davidson County, Tennessee.

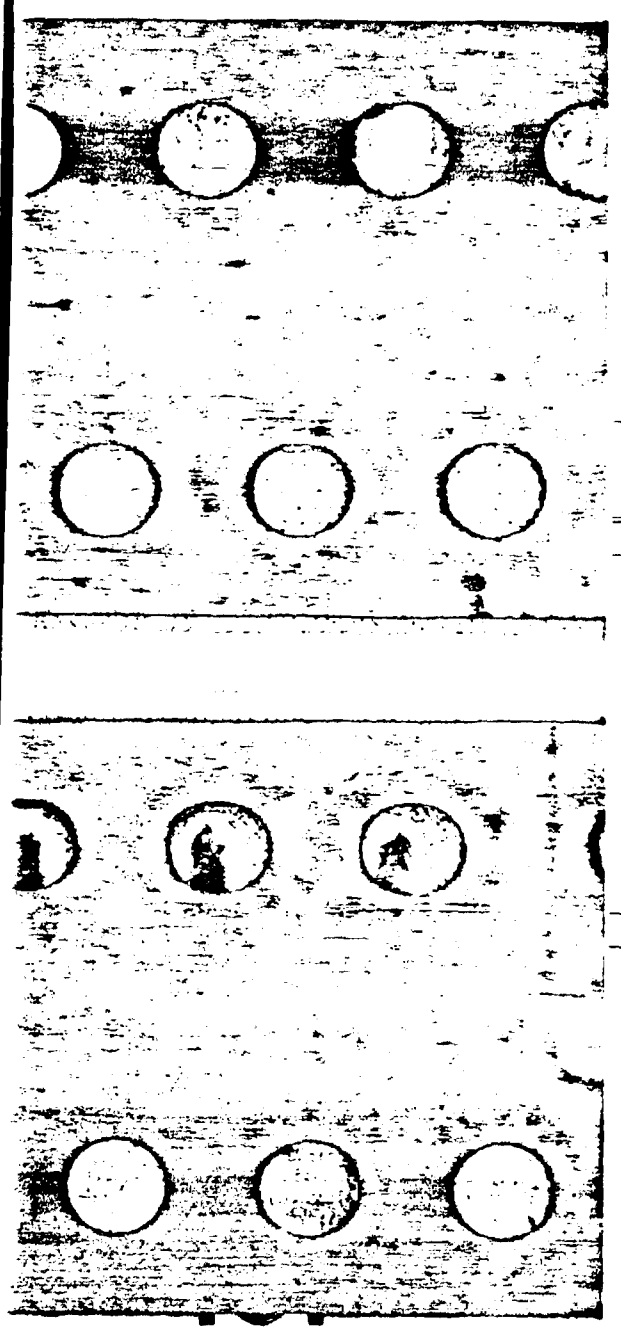
026 1216
IDENTIF. ↑ REFERENCE

97 JAN -3 AM 9:02
FELIX E. DAVIDSON REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.



1684 01/03 0101 03CHECK 477.00



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10309 PG 615

| | | | | | |
|---|---|---|---|---|---|
| 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

126711.00

| | |
|---|---|
| CON TX | 468.83 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 477.83 |
| CHECK | 477.83 |

01/03/97 01 09:02 0001 1684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02612 16

IDENTIF. ↑ REFERENCE

97 JAN -3 AM 9:02

[illegible] REGISTER
DAVIDSON COUNTY, TN.

**No.** 1104229