WARRANTY DEED

BOOK 10333 PG 49

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,905.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 19 97.

Notary Public

MY COMMISSION EXPIRES: 5-16-97
(AFFIX SEAL)

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
Jack D. Stoffer (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	141-14A-17CO
7604 Hansrote Ct. (ADDRESS)	P.O. Box 305110/7th Floor (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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 Jack D. Stoffer and wife, Carol C. Stoffer

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. 17 on the Plan of Hanover Park of Sheffield, of record in Book 9700, pages 154-156, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillips Builders, Inc. 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. 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 on May 24, 1996.

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 7604 Hansrote Ct., Nashville, TN 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 29th day of January 19 97

Beazer Homes Corp. d/b/a Phillips Builders
By: Clifton Hall, Vice President

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

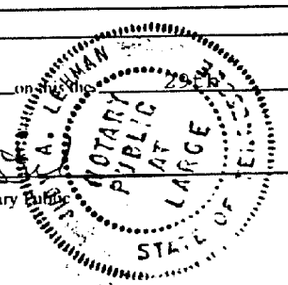
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Clifford Hall 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. the within named bargainor, and corporation, and that ~~she~~ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee 37027 on this the 29th day of January 1997 .

My commission expires 5-16-99

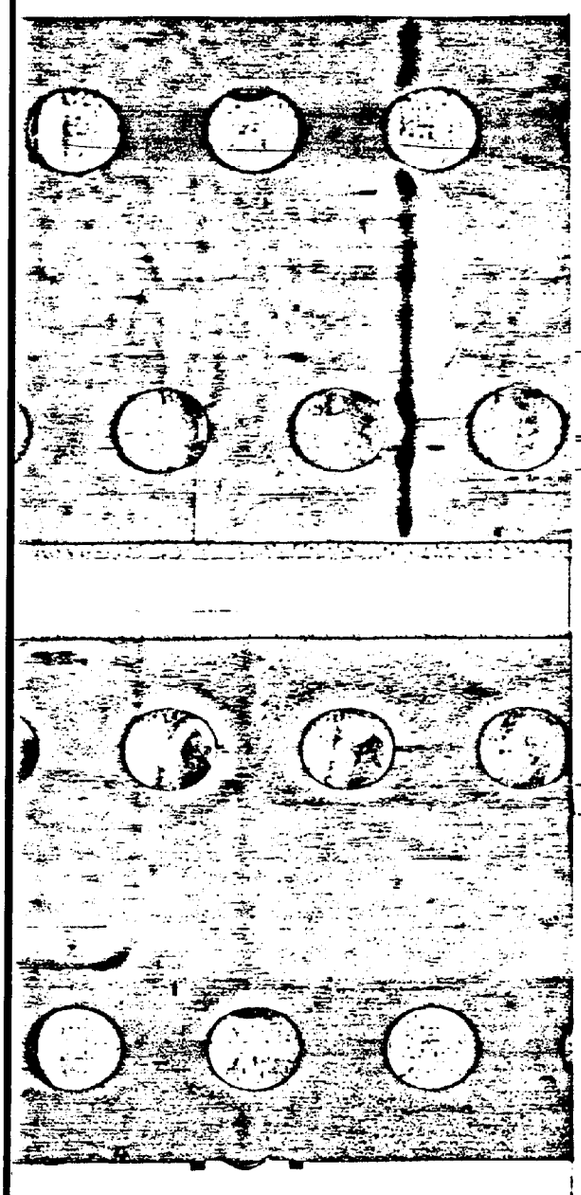
_____
Notary Public



026219
IDENTIFICATION REFERENCE

97 JAN 30 AM 9:54
DAVIDSON COUNTY, TN.

9194 01/30 0101 03CHECK 811.55



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10333 PG 51

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
				216905.00
				CON TX 802.55
				PRFEE 1.00
				WDEED 8.00
				TOTAL 811.55
				CHECK 811.55
01/30/97	01			09:54 0001 9194

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0268219
IDENTIF. & REFERENCE

97 JAN 30 AM 9:54

REGISTER
DAVIDSON COUNTY, TN.

No. 1111656