14A

BOOK 10333 PG 670

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: 11-28-98
(AFFIX SEAL)

LILLIAN K. BOYLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SUSAN B. POORE (NAME)	PHH MORTGAGE SERVICES (NAME)	MAP-PARCEL NO.
309 CLARK HILL CROSSING (ADDRESS)	6000 ATRIUM WAY (ADDRESS)	164-13 0.73
ANTIOCH, TN 37013 (CITY) (STATE) (ZIP)	MT. LAUREL, NJ 08054 (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 DBA PHILLIPS BUILDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUSAN B. POORE AND HUSBAND, ~~JEFFREY~~ Jeffery A. POORE

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. 247 of Asheford Crossing, Section Two, of record in Plat Book 9700, page 171, said Register's Office, to which plat reference is hereby made for a more complete legal description.

BEING part of 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 of 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 for Davidson County, Tennessee. A corporate resolution reflecting said change is of record in Book 10079, page 172, said Register's Office. The said Beazer Homes Corp. has filed an assumed name as Phillips Builders with the Tennessee Secretary of State on May 24, 1996.

THIS conveyance is subject to Declaration of Covenants of record in Book 9651, page 900, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ( )
This is improved (X) property, known as 309 CLARK HILL CROSSING, ANTIOCH, TN 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 24th day of January 19 97

BEAZER HOMES CORP DBA PHILLIPS BUILDERS

By: Ruth Malatak, VP

RUTH MALATAK, VICE-PRESIDENT

BOOK 10333 PG 671

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 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 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 _____.

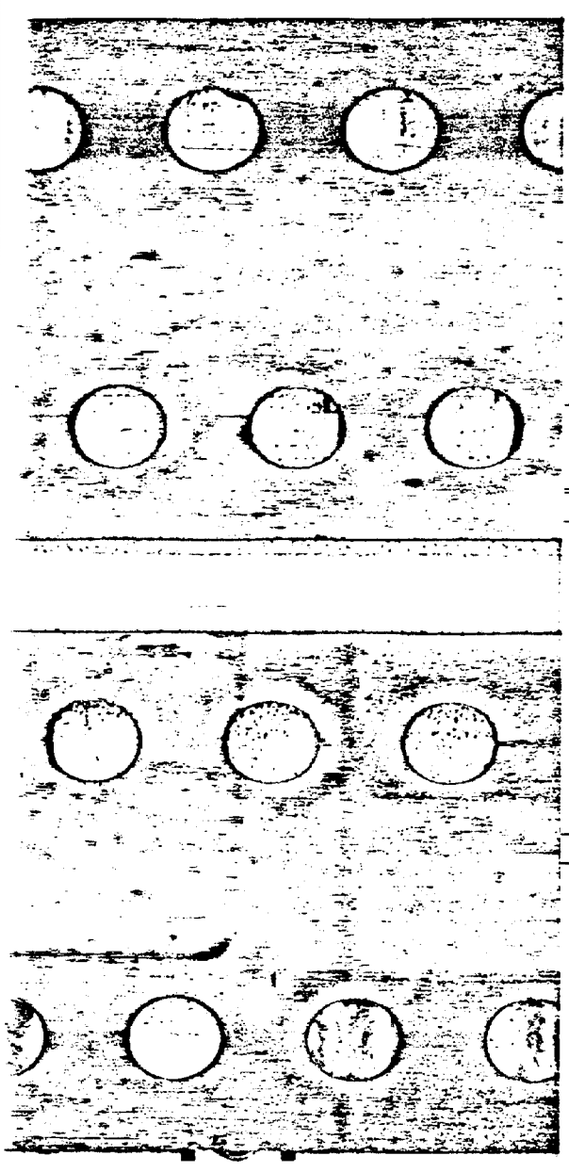
Witness my hand and official seal at office at NASHVILLE, TN on this the 24th day of January 1997.

My commission expires 11-28-98 Lillian K. Boyle
Notary Public

LILLIAN K. BOYLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

9387 01/30 0101 03CHECK 538.84

96 8393
RECEIVED - REGISTER'S OFFICE
97 JAN 30 PM 2:02
REGISTER OF DEEDS
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10333 PG 672

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	
				143200.00
			CON TX	529.84
			PRFEE	1.00
			WDEED	8.00
			TOTAL	538.84
			CHECK	538.84
01/30/97	01		14:04 0001	9387

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02268398
IDENTIFICATION REFERENCE

97 JAN 30 PM 2:02

DAVIDSON COUNTY, TN.

No. 1111848