BOOK 10353 PG 711

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 207,180.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF February, 19 97

Notary Public

MY COMMISSION EXPIRES: May 28, 2000
(AFFIX SEAL)

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela L. Osborn (NAME)	Franklin American Mortgage (NAME)	150-12A
3616 Dove Creek Rd (ADDRESS)	214 Overlook Ct., Ste. 150 (ADDRESS)	198CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 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 Angela L. Osborn

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 Plan of Kensal Green North of record in Book 7900, page 951, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 5508, page 923 and re-recorded in Book 7411, page 171, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders,Inc merged with Philhall Corp in Book 7298, page 203, and name change of record in Book 9922, page 901, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Subject to declaration of covenants, conditions and restrictions of record in Book 7619, page 647, 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 9036, page 326, Book 9065, page 744, Book 9072, page 572, Book 9245, page 332, Book 9696, page 654, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3616 Dove Creek Rd. 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 13th day of February 19 97

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

BOOK 10353 PG 712

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 Malotak and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged ~~himself~~ herself to be the V. President and _____ respectively of the Beazer Homes Corp d/b/a Phillips, the within named bargainor, and corporation, and that She as such V President and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Malotak as such V President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 13th day of February 19 97.

My commission expires May 28, 2000

_____
Notary Public

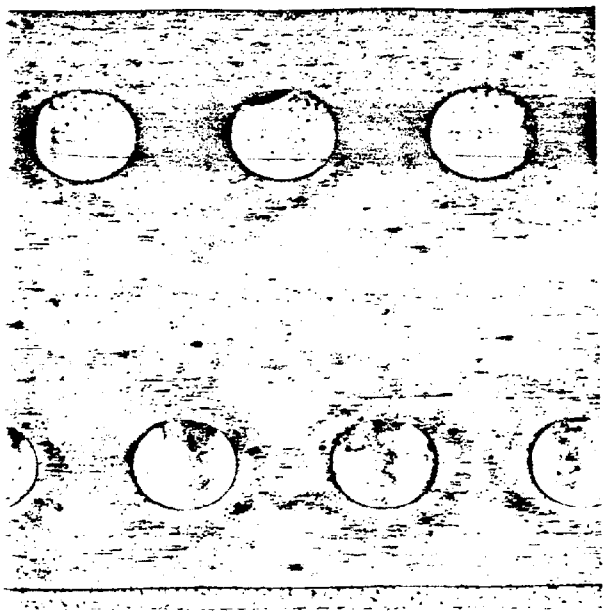
LINDA G. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

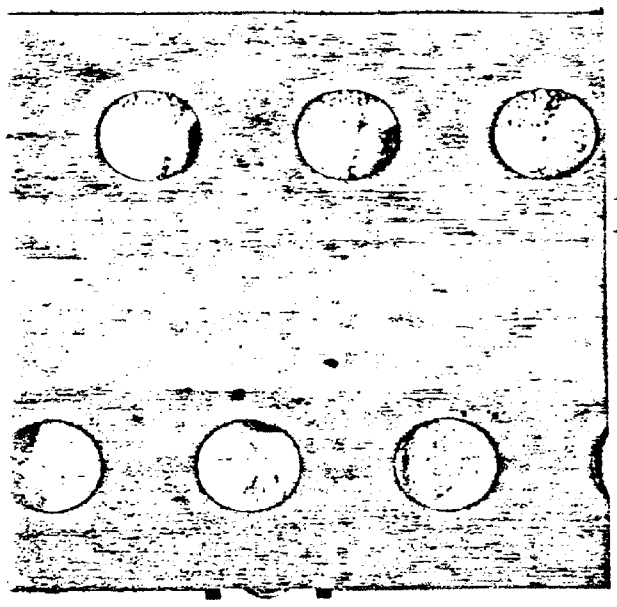
02744402

IDENTIFICATION REFERENCE

07 FEB 20 AM 8:10

7844 02/20 0101 03CHECK 775.57





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10353 PG 713

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	
				207180-00
			CON TX	766.57
			PRFEE	1.00
			WDEED	8.00
			TOTAL	775.57
			CHECK	775.57
02/20/97	01		08:12 0001	7844

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0274402
IDENTIF. # REFERENCE

97 FEB 20 AM 8:19
DAVIDSON COUNTY TN

No. 1118293