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BOOK

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN. My Commission Expires Oct. 9, 1999	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,458.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 1997. Notary Public MY COMMISSION EXPIRES: October 9, 1999. (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. O'Brien	SunTrust Bank, Nashville, N.A.	164-9-16
(NAME) 5836 Murphywood Crossing	(NAME) P.O. Box 305110/7th Floor	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37230-5110	
(CITY) (STATE) (ZIP)	(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, INC. DBA PHILLIPS BUILDERS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL D. O'BRIEN AND WIFE HEIDI A. O'BRIEN** , 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. 232 on the Plan of Asheford Crossing Section 2 of record in Plat Book 9700, Page 171, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Beazer Homes, Inc. dba Phillips Builders by deed of record in Book 9336, Page 227, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 5836 Murphywood 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 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.

0275576
IDENTIF. ↑ REFERENCE

97 FEB 24 AM 10:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Witness our hands this 20th day of February, 1997.

Beazer Homes, Inc. dba Phillips Builders
By: Ruth Malatak, VP
Ruth Malatak, Vice President

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, personally appeared Ruth Malatak and with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the Vice President and, respectively, of the Beazer Homes, Inc. dba Phillips Builders, the within-named bargain, and corporation, and that they as such Vice President and, being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Malatakas such Vice President, and attesting the same by the said as such.

Witness my hand and official seal at Antioch , Tennessee this 20th day of February, 1997

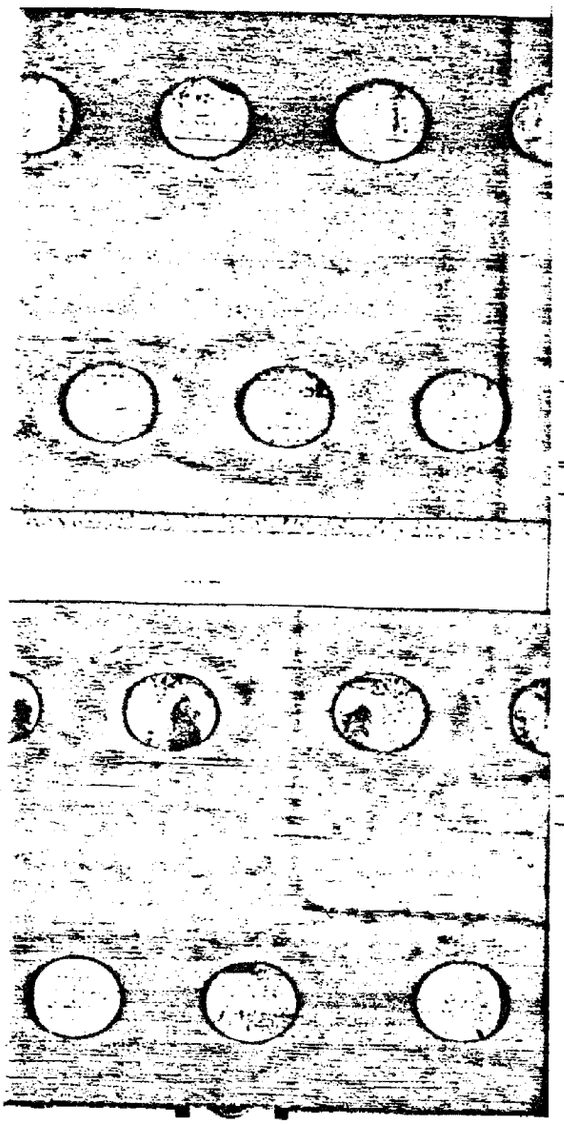
Commission expires:October 9, 1999

Lori Holloway Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

My Commission Expires Oct. 9, 1999

9085 02/24 0101 03CHECK 517.60



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

RECEIVED OF _____

FOR _____

BOOK 10358 PG 928

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	
				137458.00
			CON TX	508.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	517.60
			CHECK	517.60
02/24/97		01	10:29 0001	9085

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0275576
IDENTIF. # REFERENCE

97 FEB 24 AM 10:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1119478