WARRANTY DEED

BOOK 10364 PG 997

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF February 1997

Notary Public

MY COMMISSION EXPIRES: 12/6/99
(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
Donald R. Hemingway (NAME)	Tucker Federal Bank d/b/a (NAME)	164-14-100
424 Asheford Court (ADDRESS)	P.O. Box 211788 (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Augusta, Georgia 30917-1788 (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, Phillips Builders, Inc. d/b/a Beazer Home, Corp.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. Hemingway and wife, Getha L. Hemingway

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. 219 on the Plan of First Revision Asheford Crossing, Section Two, of record in Book 9700, page 171, 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 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. 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 424 Asheford Court, 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 28th day of February 19 97

Phillips Builders, Inc. d/b/a Beazer Home, Corp.
By: Getha L. Hemingway, AP

BOOK 10364 PG 998

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillips Builders, Inc. d/b/a Beazer Home, Corp.

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of February 19 97.

Commission expires ____

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 oath(s) acknowledged herself to be the Vice-President and ____ respectively of the Phillips Builders, Inc., d/b/a Beazer Home, 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 ____ on this the ____ day of ____ 19____.

My commission expires 12/6/99

Notary Public

0277835
IDENTIF. & REFERENCE

97 MAR -3 AM 10:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1559 03/03 0101 03CHECK 531.44



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

RECEIVED OF _____

FOR _____

BOOK 10364 PG 999

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
141200.00
MOR TX 522.44
ERR CO
MOR TX 522.44-
CON TX 522.44
PRFEE 1.00
MFEED 8.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 531.44

CHECK 531.44

03/03/97 01 10:04 0001 1559

0277835
IDENTIF. ↑ REFERENCE

97 MAR -3 AM 10:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121463