BOX 2

BOOK 10365 PG 11

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
27th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAREN H. SUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy H. Brown	Collateral Mortgage, LTD.,	150-12-A-85.00
(NAME)	(NAME)	
3773 Seasons Drive	1900 Crestwood Boulevard	02DX-09634
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35210	
(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 Randy H. Brown and wife Mary Lou Brown

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, TN, BEING Lot No. 746 on the Plan of Final P.U.D. Phase IV, Somerset, of record in Book 7900, page 978 and 979, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Philhall Corporation and Randall Phillips Builders Corporation by deed from Carl J. Strassle and wife, Sandra G. Strassle, of record in Book 5172, Page 405, Register's Office for Davidson County, TN. The said Philhall Corporation having quitclaimed to Randall Phillips Builders, Inc. of record in Book 5508, page 923, and re-recorded in Book 7411, page 171. Property was also conveyed by Articles of Merger in Book 7298, page 203. The said Phillips Builders, Inc. changed it's name to Beazer Homes Corp. by Corporate Resolution of record in Book 10079, page 172; Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1997 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 7900, page 978 and 979; Declaration of covenants, conditions and restrictions of record in Book 7619, page 647 as amended in Book 7657, page 583; First Supplementary of record in Book 7776, page 826; Second Supplementary in Book 8201, page 770; Third Supplementary in Book 8663, page 384, Book 8708, page 630, Book 9036, page 326, Book 9065, page 744; Book 9072, page 572, Book 9245, page 332, and Book 9696, page 654; By Laws of record in Book 7619, page 679 as amended in Book 9509, page 363 and Book 9647, page 472; Charter of record in Book 7661, page 37 and amended in Book 9922, page 901; all of record in the Register's Office for Davidson County, Tennessee.

Improved ( )
Unimproved (X) property, known as 3773 Seasons Drive, 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 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 27th day of February 19 97

Beazer Homes, Inc., dba Phillips Builders
By:

BOOK 10365 PG 12

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, Inc. dba Phillips Builders, Inc. 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 Brentwood, Tennessee this the 28th day of February 19 97.

My commission expires 9-23-2000

Notary Public

KAREN H. SUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Beazer Homes, Inc.

TO

Randy H. Brown

RETURN TO:

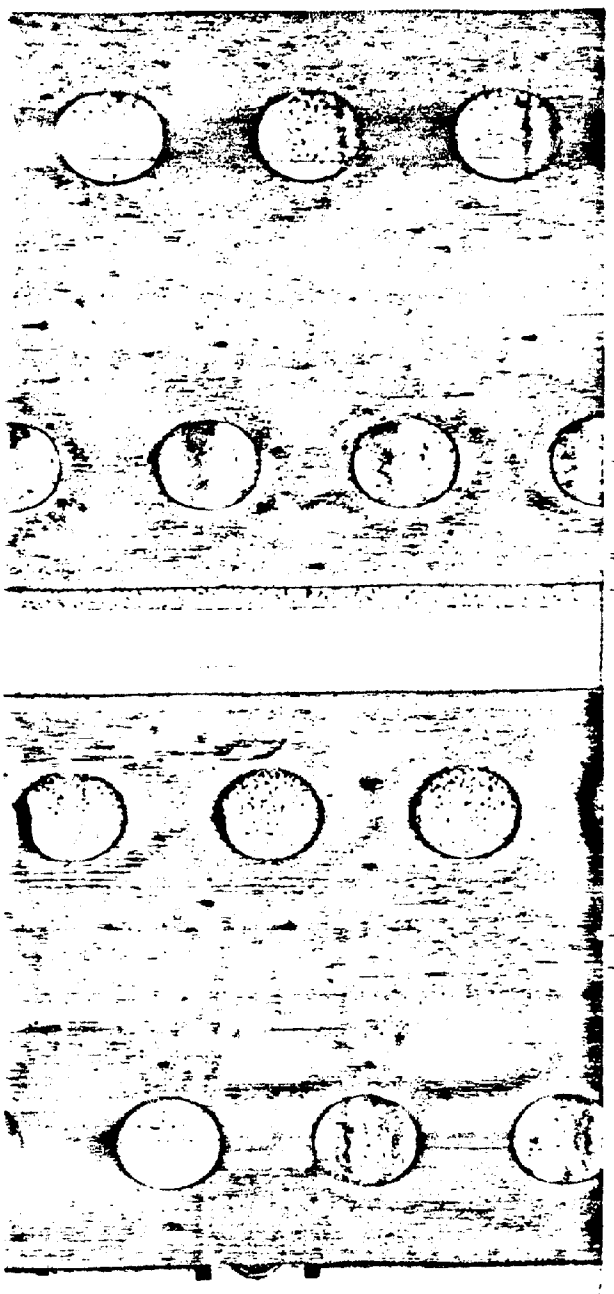
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

97 MAR -3 AM 10:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0277837

1561 03/03 0101 03CHECK 517.75



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

RECEIVED OF _____

FOR _____

BOOK 10365 PG 13

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	137500.00
			CON TX	508.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	517.75
			CHECK	517.75
03/03/97	01	10:05 0001		1561

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0277837
IDENTIF. ↑ REFERENCE

97 MAR -3 AM 10:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121465