BOOK 10370 PG 470

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,685.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 19 97

Notary Public

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory A. Tipps (NAME)	Union Planters National Bank (NAME)	MAP 164-13 #98
416 Asheford Court (ADDRESS)	P.O. Box 3137 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38173-0137 (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 Gregory A. Tipps, unmarried

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. 217 on the Plan of Asheford Crossing, Section Two, as of record in Book 9700, page 171, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate 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 for Davidson County, Tennessee. Phillips Builders, Inc. is now known as Beazer Homes Corp., pursuant to a Charter Amendment of record in Book 9922, page 901, R.O.D.C., and is doing business under the assumed corporate name of Beazer Homes Corp., d/b/a Phillips Builders pursuant to application filed with the Secretary of State and by Corporate Resolution of record in Bool 10079, page 172, Register's Office for Davidson County, Tennessee.

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

3067 03/05 0101 03CHECK 514.74

unimproved ( )
This is improved (X) property, known as 416 Asheford Court, 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 28th day of February, 19 97

Beazer Homes Corp., d/b/a Phillips Builders
By: Ruth Malatak, V.P.
Ruth Malatak, Vice President

STATE OF TENNESSEE
COUNTY OF

BOOK 10370 PG 471

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 28th day of February 19 97 .

My commission expires ~~March 25, 2000~~ May 7, 1997

Notary Public

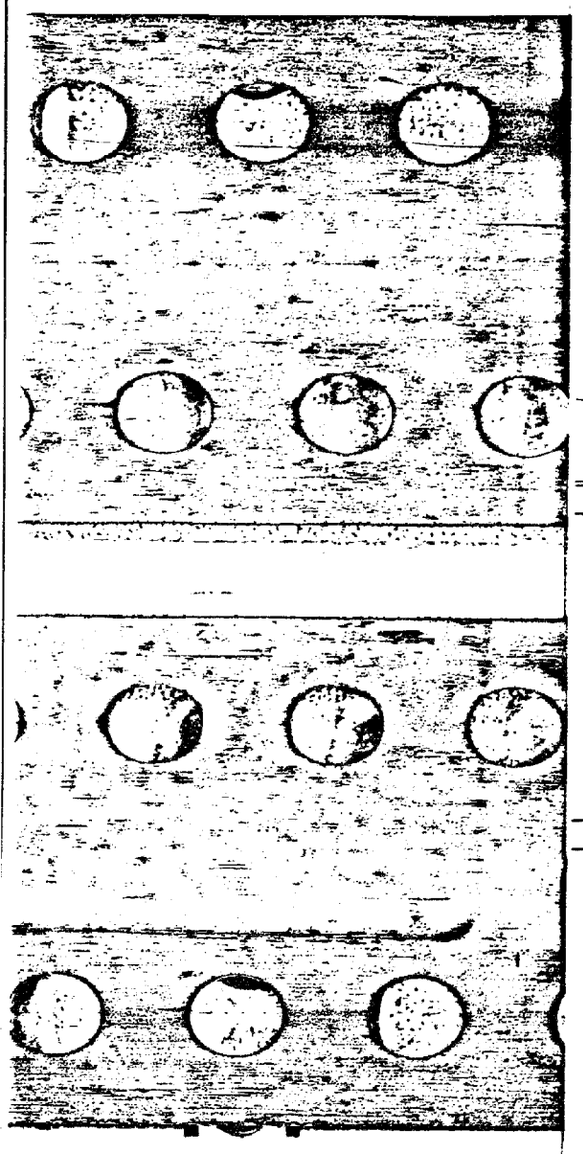
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Warranty Deed from Beazer Homes Corp., to Gregory A. Tipps.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

97 MAR -5 PM 4:02
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
02792.43



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

RECEIVED OF _____

FOR _____

BOOK 10370 PG 472

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 136685.00
CON TX 505.74
PRFEE 1.00
WDEED 8.00
TOTAL 514.74
CHECK 514.74

03/05/97 01 16:05 0001 3067

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0279243
IDENTIF. & REFERENCE

97 MAR -5 PM 4:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1123454