K 10377

WARRANTY DEED

BOOK 10377 PG 614

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 202,235.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF March 19 97

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICKY L. JONES (NAME)	UNION PLANTERS NATIONAL BANK (NAME)	150-12-A-193CO
1709 PHEASANT CREEK COURT (ADDRESS)	P. O. BOX 3137 (ADDRESS)	02DX-09482
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., DBA PHILLIPS BUILDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICKY L. JONES AND WIFE, ELANA A. JONES

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. 35, on the Plan of KENSAL GREEN, NORTH, A Planned Unit Development, of record in Plat Book 7900, page 951, Register's Office for said County, 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 Quitclaim Deed from PHILHALL CORP., of record in Book 5508, page 923, Register's Office for DAVIDSON County, Tennessee. The said Randall Phillips Builders, Inc. was then known as Phillips Builders, Inc., by instrument of record in Book 7298, page 203, said Register's Office. Phillips Builders, Inc. is now known as Beazer Homes Corp. pursuant to a Charter Amendment of record in Book 9922, page 901, Register's Office for DAVIDSON County, Tennessee, and is doing business under the assumed corporate name of BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, pursuant to application filed with the Secretary of State and by Corporate Resolution of record in Book 10079, page 172, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of KENSAL GREEN, NORTH, as said areas are set forth and defined in Restrictions of record in Book 7619, page 647; Book 7657, page 583; Book 7675, page 923; Book

*** CONTINUED ***

This is improved (X) property, known as 1709 PHEASANT CREEK COURT, ANTIOCH, TN 37013 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 7th day of March 19 97

BEAZER HOMES CORP., DBA PHILLIPS BUILDERS
By: Ruth Malatak, VP
RUTH MALATAK, VICE PRESIDENT

BOOK 10377 PG 615

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BEAZER HOMES CORP., DBA PHILLIPS BUILDERS

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 NASHVILLE, Tennessee, this 7th day of March, 19 97

Commission expires July 26, 1997

I. DYKE TATUM Notary Public

*** LEGAL DESCRIPTION CONTINUATION

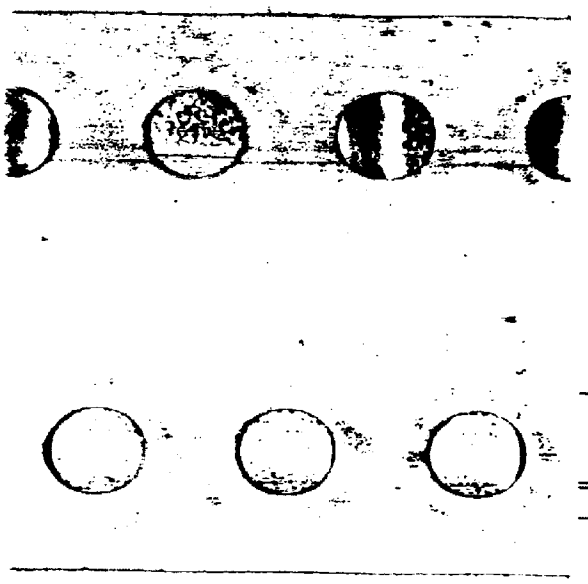
8708, page 630; and Book 9065, page 744; By-Laws of record in Book 7619, page 679, amended in Book 9509, page 363; and Charter of record in Book 7661, page 37; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

SOURCE OF DESCRIPTION: Survey dated February 10, 1997, made by:
JOHN B. KOHL, III, License No. 100
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue, South
Nashville, TN 37203

02819 46
IDENTIFICATION REFERENCE

97 MAR 12 AM 11:00
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

5939 03/12 0101 03CHECK 757.27



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

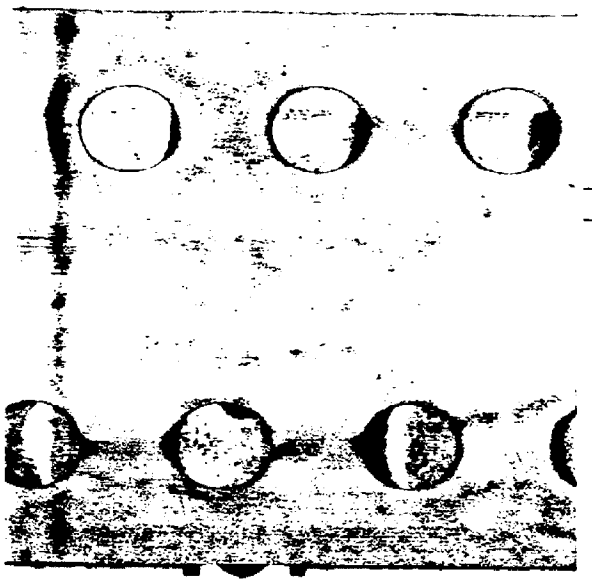
RECEIVED OF _____

FOR _____

BOOK 10377 PG 616

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
202235.00
CON TX 748.27
PRFEE 1.00
WDEED 8.00
TOTAL 757.27
CHECK 757.27

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5939

0281946
IDENTIF. ↑ REFERENCE

97 MAR 12 AM 11:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1126300