FILE BOX

WARRANTY DEED

BOOK 10391 PG 213

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,685.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March 19 97

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy S. Collignon (NAME)	NVR Mortgage (NAME)	MAP 150-12-A
3617 Dove Creek Road (ADDRESS)	100 Ryan Court, P.O. Box 999 (ADDRESS)	PARCEL 182CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Pittsburgh, PA 15230 (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 Corporation, d/b/a Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randy S. Collignon and wife, Melissa A. Collignon

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:

BEING Lot No. 53, on the plan of Kensal Green, North, of record in Plat Book 7900, Page 951, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Randall Phillips Builders, Inc.,** by deed from Philhall Corp., of record in Book 5508, Page 913, Register's Office for said County.

**now known as Beazer Homes Corporation

1092 03/25 0101 03/[illegible] 782.4

This is improved (X) unimproved ( ) property, known as 3617 Dove Creek Road, 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 20th day of March 19 97

Beazer Homes Corporation, d/b/a Phillips Builders
By: Ruth Malatak
Ruth Malatak, V.P. Mortgage Admin.

BOOK 10391 PG 214

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 his oath(s) acknowledged himself to be the V.P. Mortgage Admin. and _____ respectively of the Beazer Homes Corporation the within named bargainor, and corporation, and that he as such V.P. Mortgage Admin. 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 V.P. Mortgage Admin. and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 20th day of March 1997.

My commission expires May 24, 1997

Patricia Nichols
Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10391 PG 215

CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED
CC CERTIFIED COPY
REL RELEASE
UCC UNIFORM COMMERCIAL CODE
MISC MISCELLANEOUS
CO TX STATE TAX CONVEY
MO TX STATE TAX MORT
PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 187685.00	
			CON TX 694.44	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 703.44	
			CHECK 703.44	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 1002

0286693

IDENTIFICATION REFERENCE

97 NOV 25 PM 2:11

DAVIDSON COUNTY, TN.

No. 1131388