BOOK 10405 PG 574

1 of 4

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,064.00

Preston McA
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

kc

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Preston McAfee (NAME)	UNION PLANTERS NATIONAL BANK (NAME)	164-13-64
5804 Murphywood Crossing (ADDRESS)	P. O. Box 2926 (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101-2926 (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 D/B/A Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Preston McAfee and wife, Jennifer R. McAfee

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 known as Lot 224, First Revision, Asheford Crossing, Section Two, a Planned Unit Development, of record in Book 9700, Page 171, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Phillips Builders, Inc. a Tennessee Corporation, by Installment 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. Corporate Resolution of Beazer Homes Corporation of record in Book 10079, Page 172.

THIS conveyance is subject to restrictive covenants of record in Book 9651, Page 900, First Amendment of record in Book 9980, Page 482, Second Amendment of record in Book 10301, Page 180 and Third Amendment of record in Book 10353, Page 575 said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

5463 04/03 0101 03CHECK 527.23

unimproved ( )
This is improved (X) property, known as 5804 Murphywood Crossing, 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 27th day of March 19 97

Beazer Homes, Inc D/B/A Phillips Builders

By: Ruth Malatak, AP
Ruth Malatak, Vice President

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 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 27th day of March 1997.

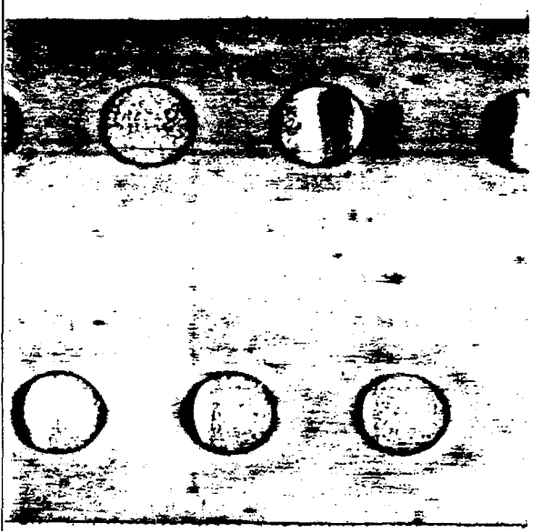
My commission expires 7/24/97

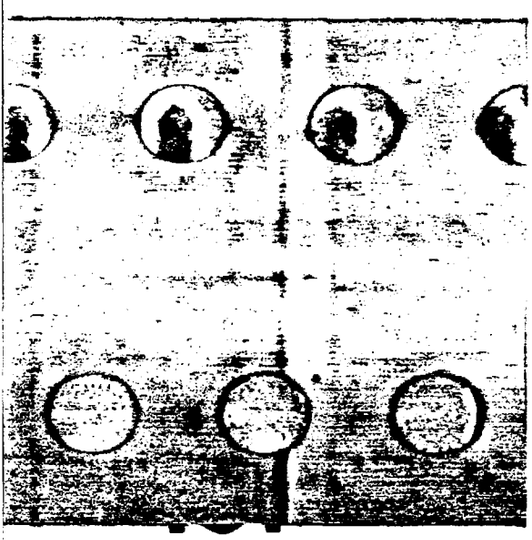
JOHN T COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.

Notary Public

0290849
IDENTIFICATION
97 APR -3 PM 3:43
DAVIDSON COUNTY TENN.

kc





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

RECEIVED OF _____

FOR _____ BOOK 10405 PG 576

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	
				140064.00
			CON TX	518.23
			PRFEE	1.00
			WDEED	8.00
			TOTAL	527.23
			CHECK	527.23
04/03/97	01	15:47	0001	5463

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0290849
IDENTIFICATION REFERENCE

97 APR -3 PM 3:43
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1135712