3

WARRANTY DEED

BOOK 10416 PG 778

VALERIE WRIGHT NOTARY PUBLIC AT LARGE KNOX COUNTY TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 214,900.00

Donna J. Farr — Affiant — Eric K. Farr by Patty Johnson his duly authorized attorney-in-fact

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March 19 97

by Patty Johnson her attorney-in-fact — Valerie D. Wright — Notary Public

MY COMMISSION EXPIRES: 3/3/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, FIGUE, MARCHETTI, & BENNETT, PLLC, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric K. Farr (NAME)	Churchill Mortgage Corporation (NAME)	141-14-A-44C0
7817 Haydenberry Cove (ADDRESS)	761 Old Hickory Blvd., Ste 301 (ADDRESS)	09D83128
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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 Eric K. Farr and wife, Donna J. Farr

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. 44 on the Plan of Hanover Park of Sheffield, of record in Book 9700, Pages 154, 155, and 156, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Phillips Builders, Inc. by deed from James David Abernathy, Jr., Robert W. Abernathy, unmarried, and Mary Jane Abernathy Baird of record in Book 9825, Page 84, 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., 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, TN.

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

unimproved ( )
improved ( ) X property known as 7817 Haydenberry Cove, Nashville, TN 37221
(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 10th day of March 19 97

Beazer Homes Corp., DBA Phillips Builders
By: Ruth Melatak, VP
Ruth Melatak, Vice President

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 ~~XXX~~ her oath(s) acknowledged ~~XXX~~herself to be the Vice-President and _____ respectively of the Beazer Homes Corp., DBA Phillips Builders 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 10th day of March 19 97.

My commission expires 1/24/98

Notary Public

PATRICIA D. GAVITT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

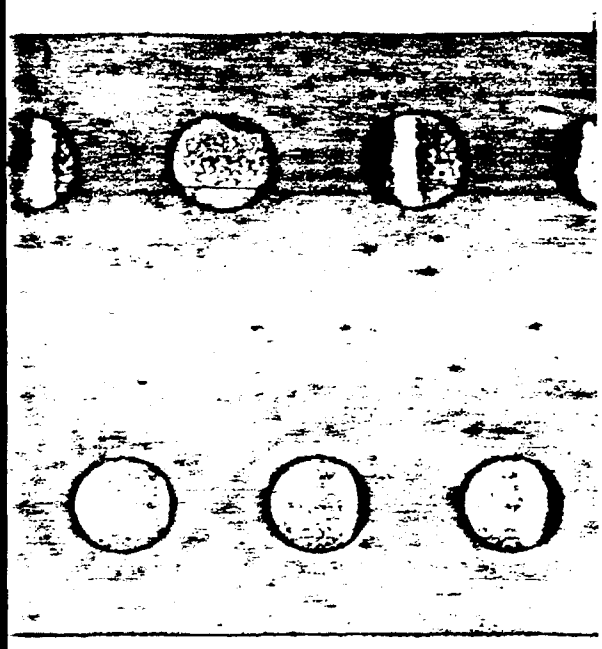
9442 04/15 0101 03CHECK 804.13

BOOK 10416 PG 779

97 APR 15 AM 9:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02994385



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10416 PG 780

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
214900.00
CON TX 795.13
PRFEE 1.00
WDEED 8.00
TOTAL 804.13
CHECK 804.13

04/15/97 01 09:50 0001 9442

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0294385
IDENTIF. ↑ REFERENCE

97 APR 15 AM 9:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1140428